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	1	Alternative Delivery Method			# of Firms	
Institution	Project Name	Budget		Design-Build	P3	Other	Responding	Firm Selected
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		

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

Project Titls 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 (PE MB) approximately 101,000 sq. ft. in total including an adjoining event space, support space, and 10,000 sq. ft. clinic "shell" space at 400 lack 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, Ii 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 at 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 susful delivery Anticipated form of bidding the work: G.5. 143-128.1(c) requires CMoR 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: For Design-Build Contracts: S141,860 Design Phase Costs: 514,860 S22,495,818 Total: 522,495,818 Total: 522,495,818	Institution: Appalachian State University							
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. 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, It 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: \$23,353,958 Anticipated Construction Phase Costs: 500	Project Title Football Indoor Practice Facility							
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Explanation for choosing this alternative project delivery method for this project:		-						
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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	Terms of the contract:	Date of the agreement:		11/18/2022				
Estimated GMP Cost of the Work: \$22,353,958 Anticipated Construction Phase Costs: Total: \$22,495,818 Total: \$0	For Construction Manag	er at Risk Contracts:		For Design-Build Contra	cts:			
Total: \$22,495,818 Total: \$0				-	Dhace Co-t-			
Additional Details:				·	i rnase Costs:	\$0		
	Additional Details:							

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 th	ie work:
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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 Contr	racts:						
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 Biod	diversity 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. The complexity of the project pushed us to choose the CMR delivery	• •							
Description of anticipated benefits: We anticipated better constructibility review during pre-con and be	etter budget reconciliations during design.							
Dates of Advertisement: Posting Date: 9/19/22 Clo	osing 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 constrin Boone. Anticipated form of bidding the work: G.S. 143-128.1(c) requires Cl								
Terms of the contract: Date of the agreement: 1	2/9/2024							
For Construction Manager at Risk Contracts: Preconstruction Services Cost: \$491,750 Estimated GMP Cost of the Work: ######## Total: ####################################	For Design-Build Contracts: Design Phase Costs: Anticipated Construction Phase Costs: Total: \$0							
Additional Details: For Public-Private Partnerships (P3): Attach summary term sheet in	ncluding contracting parties and responsible parties							

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:	Appalachia	n State University		
Project Title:	Peacock Hall			
Total Project	Budget:	\$40,200,000	Alt. Delivery Method?	Construction Manager at Risk
Describe the	proposed scop	e of work:		
structure is to b		arious classrooms/labs,	of Business located currently at Peacock Hall. Th office spaces, common & special use areas, mech	
Explanation fo	or choosing th	s alternative project	delivery method for this project:	
	ion Manager a		was chosen due to the complexity of the pro	oject, benefits in cost control, and
Description of	f anticipated b	enefits:		
		•	d early for logistic and constructibilty insigh s has lead to more accurate cost estimates	
Dates of Adve	ertisement:	Posting Date:	6/2/23 Closing Date: 6/22/23	
		Barton Malow Builders, I	dison Foard Construction, Metcon/Greene Cons	truction collaboration, & JR Vannoy
Firm selected	:	JR Vannoy and Sons (Construction	
Reasons why	the firm was s			
During intervi	ews, for the pu forth in the U	rposes of this project	Vannoy presented the best overall combin n Manager-at-Risk Selection Procedures (ad	
Anticipated fo	orm of bidding	the work: G.S. 143-1.	28.1(c) requires CMaR first-tier subcontracts	to be competitively bid.
This work was	bid in accorda		e Construction Bidding and Contract require	ement and guidelines as outlined in
	Construction Fo	orms and Documents.		
official State (Date of the agree	ment: 12/6/2024	
official State Control of the construct Preconstruction Estimated GM Total:	contract: ion Manager a on Services Cos 1P Cost of the N	Date of the agree t Risk Contracts:	## 12/6/2024 For Design-Build Company	
official State C Terms of the G For Construct Preconstruction Estimated GM	contract: ion Manager a on Services Cos 1P Cost of the N	Date of the agree t Risk Contracts:	For Design-Build Co \$253,378 Design Phase Costs: \$37,178,381 Anticipated Constru	iction Phase Costs:

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: East Carolina University									
Project Title: ECU Health Medical Examiners Complex									
Total Project Budget: \$35,000,0	00	Alt. Delivery Method?	Construction Manager at Risk						
Describe the proposed scope of work:									
East Carolina University in conjunction with ECU Heal facility will include space for 80+ bodies, dedicated dogallery, imaging services to include radiology and future.	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 proje	ct delivery method fo	or this project:							
Having a CMAR on board will assist in construct Also, with the constantly changing price escalat accurate estimates.									
Description of anticipated benefits:									
Full time on-site project management. More a constructability reviews.	ccurate cost estimate	s. Fewer conflicts in new c	onstruction because of						
Dates of Advertisement: Posting Date:	3/25/24 Clo	sing Date: 4/19/24							
List of all firms responding:									
Consigli Construction Co. Inc., Elford, Inc., Whiting-Tu & Gorrie, Thomas Construction Group, LLC	rner Contracting Compa	any, T A Loving Company, Shel	co, LLC, Blum Construction, Brasfield						
Firm selected: T A Loving Compa	าง								
Reasons why the firm was selected:									
Our selected firm has a wealth of experience in projects were delivered on time and within bud		ne team assemble had a we	ealth of CMAR experience. Similar						
Anticipated form of bidding the work: G.S. 143	-128.1(c) requires CN	laR first-tier subcontracts t	o be competitively bid.						
All bid packages were competitively bid to pre-comparity participation.	qualified subcontracto	ors through multiple bid pa	ckages to promote minority and						
Terms of the contract: Date of the ag	reement:	7/5/2024							
For Construction Manager at Risk Contracts:		For Design-Build Cor	ntracts:						
Preconstruction Services Cost:	\$213,766	Design Phase Costs:							
Estimated GMP Cost of the Work:	\$39,052,793	Anticipated Construc							
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									

Panarting Form Alt Dalivary (7/1/2023)

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

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 Co	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):	<u> </u>							
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.

rtea annaany to the board of Governors.							
Institution: East Carolina University							
Project Title: Main Campus - Modernize Four Elevators							
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							
Building 127. Modernization will include ADA renovations, new controllers, doors, upgraded car finishes, shaft lighting improvements, and upgraded elevator room equipment and finishes.							
	Main Campus - Budget: proposed scope rization of four 4	Main Campus - Modernize Four Elevators Budget: \$1,380,000 proposed scope of work: mization of four 40-yr-old hydraulic elevators locate	Main Campus - Modernize Four Elevators Budget: \$1,380,000 Alt. Delivery Method? proposed scope of work: mization of four 40-yr-old hydraulic elevators located in separate buildings on Main Campus (Buildings)				

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 (Goldsbo	ro, NC) with MHAworks ((Greenville, NC)					
2. Bar Construction Company, I	nc. (Greensboro, NC with	The Wooten Company (Raleigh, N	C)				
3. Muter Construction, LLC (Zeb	ulon, 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)							
TA LOVING COMPANY (GOIDSDOTO, NC) WITH MINAWORKS (GREENVINE, NC)							
Reasons why the firm was s	elected:						
TA Loving/MHAworks were	TA Loving/MHAworks were selected due to both companies' knowledge and extensive work on campus, knowledge of new code						

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

requirements to the Elevator Code, and previous work with design build type projects outside of ECU.

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 a	t Risk Contracts:		For Design-Build Contracts:	
Preconstruction Services Cos	t:		Design Phase Costs:	\$102,290
Estimated GMP Cost of the V	Vork:		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.

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: East Ca	rolina University			
Project Title: New Regiona	l Outpatient Behaviora	l Health Facility		
Total Project Budget:	\$50,000,000	1	Alt. Delivery Method?	Construction Manager at Risk
Describe the proposed scor	e of work:			
		will design and construc	t a new 50.000 - 60.000 squ	uare foot medical office building to
				adolescent and adult psychiatry
		· -	· ·	
· =	iic, an addiction medicine	e program, a telepsychia	try program, auministration	n and office space and an outpatient
clinic.				
Explanation for choosing th				
This project is a greenfield p	roject that includes sit	e work and installation	n of and connection of ut	cilities to existing public
infrastructure as well as nev	v building construction	. With volatility in ma	iterials pricing, the exper	tise of a CM is needed to navigate
price escalations, coordinate	e long lead times, and	existing CM/subcontra	actor relationships to hav	e accurate estimates and on-time
project delivery.	,	.	·	
p. 2,000 no 2. y.				
Description of anticipated b	enefits:			
On-time project delivery wit	thin defined project bu	dget is a necessity due	e to the current construc	tion climate. The CMAR will
				ect scheduling/coordination.
manage any ana an knowns	and anknowns relating	5 to materials estimati	ing and pricing, and proje	cet seriedaning/coordination.
Dates of Advertisement:	Posting Date:	12/12/24 Closin	g Date: 1/16/25	
List of all firms responding:				
Brasfield & Gorrie; Raleigh, NC				Clancy & Theys
, ,				
Construction Company; Raleigh	I, INC		Th	TA Loving & Blum Construction - A
Joint Venture; Goldsboro, NC			Inomas Construc	ction Group; Wilmington, NC
Firm selected:	TA Loving & Blum Co	nstruction - A Joint Ve	enture	
Reasons why the firm was				
The CMAR has significant ex	perience with new cor	nstruction delivery and	SCO. The CMAR also ha	s deep familiarity with ECU
construction standards and	specifications on both	Main Campus and the	Health Science Campus.	CMAR has long-standing
relationships with area subo	contractors and has cor	nsistent subcontractor	participation in projects	bid. Similar projects have been
delivered on time and withi	n budget.			
	-			
Anticipated form of bidding	g the work: G.S. 143-12	28.1(c) requires CMaR	first-tier subcontracts to	be competitively bid.
All hid packages will be some	notitively hid to pro a	valified subsentractors	s through multiple hid so	alegas to promote minority and
	petitively bid to pre-qu	Jaimed Subcontractors	s through multiple blu pa	ckages to promote minority and
majority participation.				
Terms of the contract:	Date of the agree	ement: 7/2	25/2025	
For Construction Manager	at Risk Contracts:		For Design-Build Con	tracts:
Preconstruction Services Co		\$333,088	Design Phase Costs:	_
Estimated GMP Cost of the		TBD	Anticipated Construc	tion Phase Costs:
	WOIN.			
Total:		\$333,088	Total:	\$0

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.

Additional Details:

rep

Reasons why the firm was selected: 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. The firm brought deeper relevant experience and a stronger local presence than other respondents, positioning it to fectively manage regional contractor limitations. B. 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. The form of the contract: Date of the agreement: 12/19/2024 For Construction Manager at Risk Contracts: For Design-Build Contracts:		Elizabeth (City State University				
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 and the University. The home must consist of private quantiers for the Chancellor and their family, office space, butler space, kitchen, living room, litting room, entertainment space, flex space, 3 car garage, and an additional master suite for guests. **Coplanation 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 emporary 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 letail, reflecting the stature of the office and the expectations of the university community, Given the proximity to the Outer sanks, there are several Design-Build firms in the region with proven experience in delivering multi-million dollar homes. It will be sessential that ECSU selects a Design-Build fearm 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:** CSU faces ongoing challenges due to the limited number of general contractors in Northeastern North Carolina. Current and proporning public and private projects in the region further reduce contractors in Northeastern North Carolina. Current and proporning public and private projects in the region further reduce contractors in Northeastern North Carolina. Current and project of the support a Construction Manager at Risk (CMR) delivery, as associated fees would significantly limit funds for construction. Support the high quality required for the Chancellor's residence, selecting a contractor based	Project Title:	Chancellor's F	Residence				
constructs new Chancellor's Residence of approximately 6,000 square feet to accommodate the current and future Chancellors of Elizabeth City attace University. The home must consist of private quarters for the Chancellor and their family, office space, butler space, kitchen, living room, itting room, entertainment space, flex space, 3 car garage, and an additional master suite for guests. ***Splanation for choosing this alternative project delivery method for this project.** ***Legislanation for choosing this alternative project delivery method for this project.** **Legislanation for choosing this alternative project delivery method for this project.** **Legislanation for choosing this alternative project delivery method for this project.** **Legislanation for choosing this alternative project delivery method for this project.** **Legislanation for choosing this alternative project delivery method for this project.** **Legislanation for choosing this alternative project delivery method for this project.** **Legislanation for choosing this alternative project delivery method for this project.** **Legislanation for choosing this alternative project delivery method for the visit provider of the Choosing this project delivering multi-million dollar homes. It will be settled in the control of the proximity to the Outer shanks, there are several Design-Build firms in the region with proven experience in delivering multi-million dollar homes. It will be sestinated that CSU selects a Design-Build team with a strong track record in high-end residential construction to ensure the final rorduct meets the highest standards of craftsmanship, design integrity, and functionality. **Legislanation of anticipated benefits:** **CSU faces ongoing challenges due to the limited number of general contractors in Northeastern North Carolina. Current and project due stores. Risk (CMI) delivery, as associated fees would significantly limit funds for onstruction. Given the high quality required for the Chancellor's residence, s	otal Project B	udget:	\$1,500,000	ļ	lt. Delivery Method?	Design-Build	
constructs a new Chancellor's Residence of approximately 6,000 square feet to accommodate the current and future Chancellors of Elizabeth City atte University, the home must constito of private quarters for the Chancellor and their family, office space, butler space, kitchen, living room, itting room, entertainment space, flee space, 3 car garage, and an additional master suite for guests. Seplanation 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 emporary 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 testile and the foffice and the expectations of the university community. Given the proximity to the Outer sanks, there are several Design-Build firms in the region with proven experience in delivering multi-million dollar homes. It will be sestinal that ECSU selects a Design-Build fear 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. Pescription of anticipated benefits: ICSU faces ongoing challenges due to the limited number of general contractors in Northeastern North Carolina. Current and pipcoming public and private projects in the region further reduce contractor availability and competition. The bugget for this project does not support a Construction Manager aftisk (CMI) delivery, as associated fees would significantly limit funds for onstruction. Given the high quality required for the Chancellor's residence, selecting a contractor based solely on the lowest bid sisks compromising workmanship and projects success. ECSU should project due to its strong alignment with State construction. Given the project in the project of the co	escribe the p	roposed scop	ne of work:				
Asplanation 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 emporary relocation during construction. To minimize disruption, the project must be completed both efficiently and effectively thic areful attention to scheduling, coordination, and quality control. The new residence will require a high level of finish and itetali, reflecting the stature of the office and the expectations of the university community. Given the proximity to the Outer stanks, there are several Design-Build firms in the region with proven experience in delivering multi-million dollar homes. It will be sessential that ECSU selects a Design-Build farm 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:** CSU faces ongoing challenges due to the limited number of general contractors in Northeastern North Carolina. Current and proming 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 isks compromising workmanship and projects 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:** 17/30/24 Closing Date:** 18/22/24 Ist of all firms responding:** Isterior Beatry Construction, LLC Reasons why the firm was selected:** Balfour Beatry was selected for the Chancellor's residence design-build project due to its strong alignment with State construction Office ex				6,000 square feet to acc	ommodate the current and fu	ture Chancellors of Eliza	beth City
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 emporary 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 letail, reflecting the stature of the office and the expectations of the university community. Given the proximity to the Outer analysis, there are several Design-Build farms in the region with proven experience in delivering multi-million dollar homes. It will be sesential 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: ICSU 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 norstruction. Given the high quality required for the Chancellor's residence, selecting a contractor based solely on the lowest bid isks 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 isst of all firms responding: allow Beatty Construction, LLC The Wilson Construction of Construction and its demonstrated commitment to serving as a trusted partner to the University. The firm selected: Balfour Beatty Construction, LLC Balfour Beatty robus	tate University.	The home mus	st consist of private quarte	rs for the Chancellor and	their family, office space, bu	tler space, kitchen, living	room,
The timing of this project is critical, as it will displace the Chancellor from the existing private living quarters and require emporary 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 letail, reflecting the stature of the office and the expectations of the university community. Given the proximity to the Outer Janks, there are several Design-Build firms in the region with proven experience in delivering multi-million dollar homes. It will be assential 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:** CSU faces ongoing challenges due to the limited number of general contractors in Northeastern North Carolina. Current and upproming 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 isks 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. **Detail of Alvertisement:** Posting Date:** **Participated Construction, LLC **Leasons why the firm was selected:** Balfour Beatty Construction, LLC **Leasons why the firm was selected:** Balfour Beatty Construction, LLC **Leasons why the firm was selected:** Balfour Beatty sesselected for the Chancellor's residence design-build project due to its strong alignment with State construction, LLC **Leas	itting room, ent	ertainment spa	ace, flex space, 3 car garag	e, and an additional mas	er suite for guests.		
The timing of this project is critical, as it will displace the Chancellor from the existing private living quarters and require emporary 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 letail, reflecting the stature of the office and the expectations of the university community. Given the proximity to the Outer tanks, there are several Design-Build firms in the region with proven experience in delivering multi-million dollar homes. It will be sesential that ECSU selects a Design-Build feam with a strong track record in high-end residential construction to ensure the final roduct meets the highest standards of craftsmanship, design integrity, and functionality. **Description of anticipated benefits:** CSU faces ongoing challenges due to the limited number of general contractors in Northeastern North Carolina. Current and proming 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 onstruction. Given the high quality required for the Chancellor's residence, selecting a contractor based solely on the lowest bid isks 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. **Detail of All firms responding:** **Integration of Easthy Was selected:** Balfour Beatty Construction, LLC arr and Barr immorphisms and its demonstrated commitment to serving as a trusted partner to the University. The firm brought deeper relevant experience and a stronger local presence than other respondents, positioning it to fectively nanage regional contraction. But a subject of the serving project of th							
The timing of this project is critical, as it will displace the Chancellor from the existing private living quarters and require emporary 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 letail, reflecting the stature of the office and the expectations of the university community. Given the proximity to the Outer Janks, there are several Design-Build firms in the region with proven experience in delivering multi-million dollar homes. It will be assential 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:** CSU faces ongoing challenges due to the limited number of general contractors in Northeastern North Carolina. Current and upproming 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 isks 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. **Detail of Alvertisement:** Posting Date:** **Participated Construction, LLC **Leasons why the firm was selected:** Balfour Beatty Construction, LLC **Leasons why the firm was selected:** Balfour Beatty Construction, LLC **Leasons why the firm was selected:** Balfour Beatty sesselected for the Chancellor's residence design-build project due to its strong alignment with State construction, LLC **Leas							
emporary 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 letail, 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 sessential that ECUS selects a Design-Build firms in the region with proven experience in delivering multi-million dollar homes. It will be sessential that ECUS selects a Design-Build firms in the region with proven experience in delivering multi-million dollar homes. It will be sessential that ECUS selects a Design-Build construction to ensure the final product meets the highest standards of craftsmanship, design integrity, and functionality. **Description of anticipated benefits:** **CSU faces ongoing challenges due to the limited number of general contractors in Northeastern North Carolina. Current and sporning 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 (CMN) delivery, as associated fees would significantly infunds for construction. Given the high quality required for the Chancellor's residence, selecting a contractor based solely on the lowest bid isks 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:** **Pos							
with careful attention to scheduling, coordination, and quality control. The new residence will require a high level of finish and letail, reflecting the stature of the office and the expectations of the university community. Given the proximity to the Outer Anaks, there are several Design-Build firms in the region with proven experience in delivering multi-million dollar homes. It will be assential 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:** CCSU faces ongoing challenges due to the limited number of general contractors in Northeastern North Carolina. Current and proming 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 (CNR) 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 lisks 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:** **Posting Date:**							
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Sanks, there are several Design-Build firms in the region with proven experience in delivering multi-million dollar homes. It will be sesential 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:			-		· ·	-	
Assential 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: ICSU faces ongoing challenges due to the limited number of general contractors in Northeastern North Carolina. Current and yepcoming 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 isks 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 Stof all firms responding:		-					
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Total: \$0 Total: \$1,500,00	Balfour Beatty Co.T. Wilson Construction Barr and Barr Firm selected: Reasons why the Balfour Beat Construction Oo. The firm broumanage region Balfour Beat delivery of a hip Construction of the construction	he firm was s ty was selecte ught deeper r lal contractor try's robust pr gh-end, well-i rm of bidding build contra oals. ontract:	Balfour Beatty Constructed: Below Beatty Constructed: Beatty Const	residence design-build ted commitment to se a stronger local prese a stronger maintail disrupt timely manner. 3.1(c) requires CMaR fi (S 143-128.1A.(c)(8)(a)	riving as a trusted partner nee than other respondention to campus operations rest-tier subcontracts to be to support negotiated bid 19/2024	to the University. ts, positioning it to fe and supports the succ competitively bid. ding and achieve HUB	essful
<u></u>	Balfour Beatty Co.T. Wilson Construction Barr and Barr Firm selected: Reasons why the Balfour Beattonstruction O C.The firm broum anage region Balfour Beattelivery of a high anticipated for participation government of the construction of the	he firm was s ty was selecte ught deeper r lal contractor try's robust pr gh-end, well-i rm of bidding h build contra oals. ontract:	Balfour Beatty Constructed: Balfour Beatty Constructed: Bed for the Chancellor's actions and its demonstrations and its demonstrations. Be-planning approach enfinished residence in a tag the work: G.S. 143-128 act in compliance with God Date of the agrees at Risk Contracts:	residence design-build ted commitment to se a stronger local prese a stronger maintail disrupt timely manner. 3.1(c) requires CMaR fi (S 143-128.1A.(c)(8)(a)	riving as a trusted partner nice than other respondention to campus operations rest-tier subcontracts to be to support negotiated bid 19/2024 For Design-Build Contra Design Phase Costs:	to the University. ts, positioning it to fe and supports the succ competitively bid. ding and achieve HUB	essful
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	salfour Beatty Co.T. Wilson Construction of the Construction of th	he firm was s ty was selecte selected and the contractor ty's robust pr gh-end, well-i rm of bidding n build contra oals. ontract: on Manager a n Services Cos	Balfour Beatty Constructed: Below Beatty Constructed: Beatty Constructed	residence design-build ted commitment to se a stronger local presensures minimal disrupt imely manner. 3.1(c) requires CMaR finctions (S) 143-128.1A.(c)(8)(a) ment: 12/1	roving as a trusted partner nee than other respondent on to campus operations are trier subcontracts to be to support negotiated bid bid bid bid bid bid bid bid bid bi	to the University. ts, positioning it to fe and supports the succ competitively bid. ding and achieve HUB cts:	\$117,36 \$1,382,63

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 Ma			
		Alt Delivery Method?	Dosign Build
Total Project Budget:	\$323,934	Alt. Delivery Method?	Design-Build
		gineered metal building with offices, restro Jenkins.	oms, break room, conference
Explanation for choosing t	nis alternative project delivery meth	od for this project:	
		ling process during the design process.	
Description of anticipated			
_	lowed for the pre-engineered metal cal, electrical, and plumbing plans.	building to be incorported into the desi	gn process and coordinated
Dates of Advertisement: List of all firms responding	Posting Date:	Closing Date:	
Firm selected:	Alexander Design Build, Inc		
Reasons why the firm was			
Anticipated form of biddin	g the work: G.S. 143-128.1(c) require.	s CMaR first-tier subcontracts to be con A.(c)(8)(a) to support negotiated biddin	<u> </u>
Terms of the contract:	Date of the agreement:	2/5/2025	
For Construction Manager Preconstruction Services Co Estimated GMP Cost of the Total: Additional Details:	ost:	For Design-Build Contracts: Design Phase Costs: Anticipated Construction Ph Total:	\$5,160
		on and MEP is Kilian	

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

eported annually to the Boo	rd 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 sco	ope of work:		
interior portions of the house		by a National Park Service Grant. The restoral talling modern electrical, HVAC, and plumbing ervices.	
Due to the existing conditi and actual construction co faster problem-solving, an	sts for the historic renovation wh d preservation-sensitive executio	ng a contractor on board from the begin ille also streamlining communication to a	_
that integrates design and	thod for a principal's house interion construction under one contract. ater accountability. Early budgeti	or historic renovation offers a streamline . This unified process enhances commun ng and value engineering help control co	ication, accelerates
Dates of Advertisement:	g:	1/24 Closing Date:5/10/24	
Down East Preservation Design C.T. Wilson Construction Com			
Firm selected:	C.T. Wilson Construction Comp	oany, Inc.	
Reasons why the firm was	selected:		
plumbing, and electrical in 2. CT Wilson demonstrate approach rooted in shared Anticipated form of bidding	the building. d a strong and consistent teaming l values and complementary expe	g experience with Vines Architecture, refertise to provide a successful project on to equires CMaR first-tier subcontracts to be 28.1A.(c)(8)(a) to support negotiated bid	lecting a collaborative ime and in budget. competitively bid.
Terms of the contract:	Date of the agreement:	10/31/2024	
For Construction Manage Preconstruction Services C Estimated GMP Cost of the Total: Additional Details:	r at Risk Contracts:	Design-Build Contract Design Phase Costs: Anticipated Construction \$0 Total:	\$87,177
	Vines is archit	ect and Atlantec is MEP.	
		n sheet including contracting parties and r, project scope, O&M responsibility, and	

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.

	Elizabeth (City State University		
Project Title:	Renovation o	f Rosenwald School		
Total Project	Budget:	\$1,086,936	Alt. Delivery Method?	Design-Build
Describe the	proposed scop	e of work:		
his is a historic	c renovation of	he ECSU Rosenwald School	ol funding by a National Park Service Grant. The restorat	ion will including resoring the
			uding installing modern electrical, HVAC, and plumbing.	The team will also work with
n exhibit desig	gner funded by a	Institute of Museum and	Library Services.	
explanation f	or choosing th	is alternative project d	elivery method for this project:	
			hool, having a contractor on board from the begin	ning to aid in selective
	_		renovation while also streamlining communicatio	=
olanning, fast	er problem-so	lving, and preservation-	-sensitive execution.	
Description o	f anticipated l	penefits:		
			chool interior historic renovation offers a streamlin	ned and efficient approach
_	_		contract. This unified process enhances communic	
imelines, and	d ensures grea	ter accountability. Early	budgeting and value engineering help control cos	ts, while tailored solutions
ensure that u	pdates respec	the home's character.		
Dates of Adve	ertisement:	Posting Date:	5/1/24 Closing Date: 5/10/24	
017101	er tioement.	- Joseph Butter	3/1/21 Closing Bate. 3/10/21	
	ns responding:			
	servation Design	and Construction		
z.i. wiison coi	istraction comp	arry, mc.		
Firm selected	l:	C.T. Wilson Constructi	ion Company, Inc.	
Reasons why	the firm was	selected:		
L. CT Wilson o	demonstrated	knowledge of Design-b	uild delivery on a historic interior renovation inclu	ding upgrading mechanical,
olumbing, and	d electrical in t	he building.		
		_	teaming experience with Vines Architecture, refle	_
ipproach roo	ted in shared v	alues and complement	ary expertise to provide a successful project on tir	ne and in budget.
Anticinated fo	orm of bidding	g the work: G.S. 143-12	8.1(c) requires CMaR first-tier subcontracts to be c	ompetitively bid.
Anticipated it		ect in compliance with (GS 143-128.1A.(c)(8)(a) to support negotiated bidd	
	gn bulla contra	ict iii compliance with t		ing and achieve HUB
	=	act in compliance with C	· // / · · · ·	ing and achieve HUB
Through Designarticipation g	goals.	Date of the agreer		ing and achieve HUB
Through Designarticipation grant of the	goals.	Date of the agreer	ment: 10/31/2024	
Through Designanticipation granticipation granticip	goals. contract: tion Manager	Date of the agreer	ment: 10/31/2024 For Design-Build Contracts	<u>:</u>
Through Designation goarticipation goarticipation goarticipation goartice for Construction of the Preconstruction	goals. contract: tion Manager : on Services Co	Date of the agreer at Risk Contracts: st:	ment: 10/31/2024 For Design-Build Contracts Design Phase Costs:	<u>:</u> \$87,35
Through Designation goarticipation goarticipation goarticipation goartice for Construction of the Preconstruction	goals. contract: tion Manager	Date of the agreer at Risk Contracts: st:	nent: 10/31/2024 For Design-Build Contracts Design Phase Costs: Anticipated Construction P	:: \$87,35 hase Costs: \$470,00
Through Designation goarticipation g	goals. contract: tion Manager : on Services Co //P Cost of the	Date of the agreer at Risk Contracts: st:	ment: 10/31/2024 For Design-Build Contracts Design Phase Costs:	<u>:</u> \$87,35
hrough Designanticipation granticipation granticipa	goals. contract: tion Manager : on Services Co //P Cost of the	Date of the agreer at Risk Contracts: st: Work:	nent: 10/31/2024 For Design-Build Contracts Design Phase Costs: Anticipated Construction P	:: \$87,35 hase Costs: \$470,00

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.

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.

Project Title: <u>E</u> Total Project Bu		&T University				
Total Project Bu	mergency D	eclaration-Repairs and	d Renovation Ste	eam Plant		
•	udget:	\$27,000,000		Alt. Delivery Method?	Construction Mar	nager at Risk
Describe the pro	oposed scor	e of work:	_			
			existing North Card	olina Agricultural and Technical S	tate University's T.E. N	leal Steam
				re tube boilers, new feedwater a		
other ancillary sys	stems, all cont	rols and facility electrica	al and HVAC upgra	des to accomodate new systems	5.	
			1.1.	I for all for each of		
		is alternative project		а тог tnis project: ystem aknowledged emergency 1	that throatoned life ca	foty major
				vas chosen to enable qualificatio		
				non understanding of financial lir		mote a team
				-		
Description of a						
•		• •		ost control, accelerated schedule		•
•		te mitigation of life-safe	y and property da	mage risks followed by quicker t	han expected and cost	t-effective
return to full capa	ability.					
Dates of Advert	tisement:	Posting Date:	NA C	Closing Date: NA		
Dates of Advert		Posting Date:	NA C	Closing Date: NA		
List of all firms	responding:				and their property, the	hidding
List of all firms	responding: th G.S. 143-12	9(e)(2), given that the e		Closing Date: NA heath and safety of the people	and their property, the	e bidding
List of all firms I	responding: th G.S. 143-12	9(e)(2), given that the e			and their property, the	e bidding
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List of all firms of the major emergency	responding: th G.S. 143-12 in G.S. 143-12 ne firm was s emergency re	9(e)(2), given that the end of the set of th	mergency involved engagement of a co	nnstruction management firm wifety risks, resources to begin rep	ith proven capability to	o execute a
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List of all firms of accordance with process required in Firm selected: Reasons why the The nature of the major emergency capable of rapidly Anticipated for Pursuant to G.S. 1	responding: th G.S. 143-12 in G.S. 143-12 in G.S. 143-12 in e firm was s emergency re mobilization, r transitioning m of bidding	Balfour Beatty Belected: equired the immediate e expertise in triaging and from emergency response the work: G.S. 143-1 and G.S. 143-129(e)(2), a	engagement of a cod mitigating life-satiste to standard core. 28.1(c) requires and given the nature.	onstruction management firm wifety risks, resources to begin reportract operations. CMaR first-tier subcontracts are of the emergency, the university of the subcontracts are of the emergency, the university of the emergency of the emergency.	ith proven capability to airs without delay, and to be competitively b ity required the CMR t	o execute a d leadership bid.
List of all firms of accordance with process required in Firm selected: Reasons why the The nature of the major emergency capable of rapidly Anticipated for Pursuant to G.S. 1	responding: th G.S. 143-12 in G.S. 143-12 in G.S. 143-12 in e firm was s emergency re mobilization, r transitioning m of bidding	Balfour Beatty Belected: equired the immediate e expertise in triaging and from emergency response the work: G.S. 143-1 and G.S. 143-129(e)(2), a	engagement of a cod mitigating life-satiste to standard core. 28.1(c) requires and given the nature.	onstruction management firm wifety risks, resources to begin reported operations. CMaR first-tier subcontracts in	ith proven capability to airs without delay, and to be competitively b ity required the CMR t	o execute a d leadership bid.
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List of all firms of all firms of all firms of the major emergency capable of rapidly Anticipated for Pursuant to G.S. 1 particular first-tie Terms of the co For Constructio	ne firm was semergency remobilization, ransitioning mof bidding 143-128.1(c) a r subs while bentract: n Manager a services Co	Balfour Beatty Belected: equired the immediate expertise in triaging and from emergency responses the work: G.S. 143-129(e)(2), a sypassing bidding required the agree of the agree of the triaging and the work: G.S. 143-129(e)(2), a sypassing bidding required the triaging and the work: G.S. 143-129(e)(2), a sypassing bidding required the triaging and the work: G.S. 143-129(e)(2), a sypassing bidding required the triaging and the work: G.S. 143-129(e)(2), a sypassing bidding required the work: G.S. 143-129(e)(e)(e)(e)(e)(e)(e)(e)(e)(e)(e)(e)(e)(engagement of a cod mitigating life-sainse to standard condition of the condition of the code of the c	onstruction management firm wifety risks, resources to begin reportract operations. CMaR first-tier subcontracts in the emergency, the university and CMR bidding first-tier subcontracts and the emergency of the emergency of the emergency of the university and the emergency of the emergency of the university and the emergency of the emergency of the university and the emergency of the emergency of the university and the emergency of the emergency of the university and the emergency of the emergency of the people of	ith proven capability to pairs without delay, and to be competitively to ty required the CMR to contracts.	o execute a d leadership bid.
List of all firms of accordance with process required in process and process a	ne firm was semergency remobilization, ransitioning mof bidding 143-128.1(c) a r subs while bentract: n Manager a services Co	Balfour Beatty Belected: equired the immediate expertise in triaging and from emergency responses the work: G.S. 143-129(e)(2), a sypassing bidding required the agree of the agree of the triaging and the work: G.S. 143-129(e)(2), a sypassing bidding required the triaging and the work: G.S. 143-129(e)(2), a sypassing bidding required the triaging and the work: G.S. 143-129(e)(2), a sypassing bidding required the triaging and the work: G.S. 143-129(e)(2), a sypassing bidding required the work: G.S. 143-129(e)(e)(e)(e)(e)(e)(e)(e)(e)(e)(e)(e)(e)(engagement of a cod mitigating life-satings to standard con 28.1(c) requires and given the naturements. This precluements.	onstruction management firm wifety risks, resources to begin reportered operations. CMaR first-tier subcontracts is a contract of the emergency, the university and CMR bidding first-tier subcontracts. 10/10/2024 For Design-Build Cor	ith proven capability to pairs without delay, and to be competitively to ty required the CMR to contracts.	o execute a d leadership bid.
List of all firms of the construction	ne firm was semergency remobilization, transitioning mof bidding 143-128.1(c) a resubs while bentract: n Manager a Services Co Cost of the 1	Balfour Beatty Belected: equired the immediate expertise in triaging and from emergency responses the work: G.S. 143-129(e)(2), a sypassing bidding required the agree of the agree of the triaging and the work: G.S. 143-129(e)(2), a sypassing bidding required the triaging and the work: G.S. 143-129(e)(2), a sypassing bidding required the triaging and the work: G.S. 143-129(e)(2), a sypassing bidding required the triaging and the work: G.S. 143-129(e)(2), a sypassing bidding required the work: G.S. 143-129(e)(e)(e)(e)(e)(e)(e)(e)(e)(e)(e)(e)(e)(engagement of a cod mitigating life-satings to standard conditions. This precludements. This precludement: \$99,725 \$17,912,474	onstruction management firm wifety risks, resources to begin reportract operations. CMaR first-tier subcontracts in the end of the emergency, the university and CMR bidding first-tier subcontracts of the emergency. For Design-Build Cord Design Phase Costs: Anticipated Construction	ith proven capability to pairs without delay, and to be competitively to ty required the CMR to contracts.	p execute a d leadership 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.

orted annually to the Board of	Governors.		
Institution: NC Sta	ate University		
Project Title: Kitchen Renov	ation - Wendell H. Murphy Foo	otball 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		sting kitchen, dining facility, and servery stipment for Football Operations.	areas, and player lounge areas. It
Explanation for choosing this	s alternative project delivery n	nethod for this project:	
dining, servery, and player lo support them. Phasing of the between football seasons. M	unge areas. The scope of this p construciton will be critical to inimizing impacts to extisting o	building to accommodate a very uni roject involves complex building syst shift occupants out of the space and perations will be critical. Implement from the experience and perspective	tems and the infrastructure to complete the construction ation will require meticulous and
Description of anticipated be	- modito		
perspective and expertise to providing constructability rev	the design process that will suptiews, market-based cost estimates.	ork with the Architects and Engineers oport the necessary planning efforts. ates, and realistic schedule developr urement planning, labor coordination	The CMR will be responsible for nent. Proactive phasing with the
List of all firms responding:		truction, Consigli, Shelco, Barr & Barr, I.L	Long
Firm selected:	Shelco		
All procedures set forth by the		or selection of a construction manage	er at risk were followed in making
this selection. Specific reason	is for the selection made are as	s follows:	
		quires CMaR first-tier subcontracts to	be competitively bid.
Through Construction Manag HUB participation goals.	ement at Risk contract in comp	pliance with GS 143-128.1 to support	competitive bidding and achieve
Terms of the contract:	Date of the agreement:	10/25/2024	
For Construction Manager at	Risk Contracts:	For Design-Build Con	tracts:
Preconstruction Services Cost	:: \$5!	5,830 Design Phase Costs:	
Estimated GMP Cost of the W	/ork: \$3,543	3,826 Anticipated Construc	tion Phase Costs:
Total:	\$3,599	9,656 Total:	\$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 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 construction 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:

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.

-	LINE					
Institution:		C Asheville C Asheville				
Project Title:	Lipinsky Renov	ation				
Total Project	Budget:	\$41,150,000		Alt. Delivery Method?	Construction Mar	nager at Risk
Describe the	proposed scope	e of work:				
since its constru needs. The build accessibility, an the building env and the concret	uction in 1964. The dings MEP infrast d HVAC. The buil velope and exteri te to spall. The au ure projected gro	ne existing 38K gsf are b rructure is outdated and ding contains significant or structural columns no Iditorium will be renova	uilt around a 4.4K gsf 5 d in need of replacemer t quantities of asbestos eed significant attentio ated and made fully acc	le's oldest buildings that has 80-seat auditorium that is o at, and it does not meet mod , lead, and other heavy met n; water penetration into th essible. Additional space wi as Federal & State codes an	utdated and does not dern codes for fire pro als that require remove e concrete has caused ill be incorporated to a	meet current stection, val. In addition, d rebar to rust accommodate
Explanation for	or choosing thi	s alternative project	delivery method for	this project:		
Recommende		acting for Capital Pro		des reasonable assurance	e that the project is	designed in a
Description of	f anticipated be	enefits:				
construction b	oudget issues d throughout the			tor, and Owner; and prot sign process and GMP be a ground the sign pate: 7/24/24		
List of all firm	s responding:					
		r Construction, Batson- uctors, Harper General (pany, Cleveland Constructio	n, EMJ Construction, (Gilbane
Firm selected	:	Barringer Construction	on Company LLC			
Reasons why	the firm was se	elected:				
Barringer Con	struction propo	osed a highly compete	•	n, showing highly capable Isiasm for partnering witl	_	_
Anticipated fo	orm of bidding	the work: G.S. 143-12	28.1(c) requires CMa	R first-tier subcontracts t	o be competitively b	oid.
Negotiated GI	MP with pre-qu	aified first tier subco	ntractiors to be comp	petitively bid per General	Statute.	
Terms of the	contract:	Date of the agree	ement: 11/	18/2022		
	-	t Risk Contracts:		For Design-Build Cor	ntracts:	
	on Services Cos		\$351,685	Design Phase Costs:		
	IP Cost of the V	/ork:	\$30,855,500	Anticipated Construc	ction Phase Costs:	
Total:			\$31,207,185	Total:		\$0
Additional De	tails:					

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 Ch	apel Hill		
roject Title:	Columbia Street S	team Tunnel Repair		
otal Project B	udget:	\$26,000,000	Alt. Delivery Method?	Design-Build
escribe the nr	roposed scope of	work:		
	· · · · · · · · · · · · · · · · · · ·		proximately 3,000 feet of adjoined parallel steal	m tunnels adjacent to South
olumbia Street.	This twin pair of a	djoined tunnels were originally	constructed in the 1930s and 1950s. The Uni	versity has made numerous
			orts has acquired adequate information to con-	
		= :	tural issues along the entire path. The tunnels	are in a significantly degraded
ondition. Section	ons that have been	previously replaced by emerge	ricy project will be retained.	
xplanation for	r choosing this al	ternative project delivery m	nethod for this project:	
			ics of working with live systems compose t	
	_	-	and-in-hand with the contractor while in de	
			risk. The method will allow the University	
			pproach to keep customers in service and the time extension of this work, and we b	
_		duration by at least one year		elieve the design-bullu
escription of a	anticipated bene	fits:		
reduction of ov	erall project dura	ation, which will save on esc	alation costs.	
ates of Adver	tisement: Po	sting Date: 8/2	23/24 Closing Date: 9/13/24	
			<u> </u>	
ist of all firms	responding: astructure Systems	Inc		
viid-Atlantic iiiii	astructure systems	, mc.		
irm selected:	Mi	d-Atlantic Infrastructure Sys	tems Inc	
iiiii selecteu.	1011	u-Atlantic ilinasti ucture 3y3	items, mc.	
	ne firm was selec			
hey were the	only submitter fo	llowing two rounds of solicit	ation. They were deemed highly qualified	to perform the work.
Inticipated for	m of bidding the	work: G.S. 143-128.1(c) req	uires CMaR first-tier subcontracts to be co	mpetitively bid.
Terms of the co	ontract:	Date of the agreement:	3/14/2025	
	on Manager at Ri	sk Contracts:	For Design-Build Contracts	_
	n Services Cost:		Design Phase Costs:	\$2,155,37
stimated GMP	Cost of the World	··	Anticipated Construction P	
otal.		<u> </u>	ćo Totali	Ć40 7FF 37
otal:			\$0 Total:	\$19,755,37
otal: Additional Deta	ails:		\$0 Total:	\$19,755,37
	ails:		\$0 Total:	\$19,755,37
	ails:		\$0 Total:	\$19,755,37

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.

	ate of the agreement:	1/14/2025	
For Construction Manager at Risk	Contracts:	For Design-Build Contracts:	
Preconstruction Services Cost:	\$23,570*	Design Phase Costs:	
stimated GMP Cost of the Work:	TBD	Anticipated Construction Phase Costs:	
Total:	\$23,570*	Total:	\$0
Note: Precon Services for Advar	ced Planning Only		
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 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:

\$57,871,000

Total:

\$0

Additional Details:

Total:

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 So	chool of the Arts			
Project Title:	Stevens Cent	er Phase 2			
Total Project	Budget:	\$51,000,000		Alt. Delivery Method?	Construction Manager at Risk
Describe the	proposed scop	e of work:			
				ns Center. Phase 2 includes renova ments/upgrades to support the rei	ation of the Audience Chamber, Stage novated spaces.
Explanation f	or choosing th	is alternative project d	lelivery method	d for this project:	
				t is a major renovation on and	100 year old building.
Description o	f anticipated b	enefits:			
-		that the CMR will help cipating a cost avoidan	-		ruction on a renovation of an 100
Dates of Adve	ertisement:	Posting Date:	5.10.2024	Closing Date: 6.5.2024	
	s responding:				
Firm selected		r & Bar Joint Venture, FL			
Possons why	the firm was s	alacted:			
FL Blum has p	roven previous			ım is familiar with the building	having done a previous renovation
Anticipated fo	orm of bidding	the work: G.S. 143-12	8.1(c) requires	CMaR first-tier subcontracts to	be competitively bid.
Through Cons HUB participa		gement at Risk contrac	ct in compliance	e with GS 143-128.1 to support	competitive bidding and achieve
Terms of the	contract:	Date of the agree	ement:	1.3.2025	
Preconstructi Estimated GM Total:	on Services Co 1P Cost of the \		\$334,075 \$38,944,552 \$39,278,627	For Design-Build Con Design Phase Costs: Anticipated Construc Total:	
Additional De	etails:				
		•			and responsible parties (financing,
design, consti	ruction O&M, e	tc.), financing terms, p	roject scope, O	&M responsibility, and other m	aterial 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: 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.

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-Sa	lem State University			
Project Title:	Hauser Hall - I	Renovation and Expans	ion		
Total Project	Budget:	\$22,100,000	Alt	t. Delivery Method?	Construction Manager at Risk
Describe the p	proposed scope	e of work:			
specific prograr	m needs of the N		enovation will include an a		be repurposed to accommodate the paces include a band room, choral
Explanation for	or choosing thi	s alternative project de	elivery method for this	project:	
This delivery r	method enable:	s more collaboration be			nation issues. In addition, the cost
Description o	f anticipated b	enefits:			
	nation betweer done quicker.	architect and contract	or, potential cost saving	gs, anticipated for proj	ject to run smoother and
Dates of Adve	ertisement:	Posting Date:	2/8/24 Closing D	Pate: 2/29/24	
List of all firm	s responding:				
(1) FL Blum + W +SCS	/C Construction;	(2) D. A. Everette Group /	/ Christman Company; (3) (CT Wilson (MEG); (4) IL L	ong; (5) McFarland; (6) New Atlantic
Firm selected	:	D. A. Everette Group	/ Christman Company		
Reasons why	the firm was s	elected:			
			, selecting them due to e/Christman scored hig		illiams project and the similar hort-listed firms.
Anticipated fo	orm of bidding	the work: G.S. 143-128	3.1(c) requires CMaR firs	t-tier subcontracts to	be competitively bid.
-		chosen CM@R firm to p petitively bidding first t	_	aximum price mutual	agreed upon by the state followed
Terms of the	contract:	Date of the agreer	ment: 7/16/	2024	
Preconstruction	on Services Cos 1P Cost of the V	_	\$120,597 \$120,597	For Design-Build Con Design Phase Costs: Anticipated Construct Total:	
For Public-Pri	vate Partnersh		ary term sheet including		nd responsible parties (financing,

G. be

Institution:	PBS NC				
Project Title: Emerge	ncy Power Systems	Upgrades			
Гotal Project Budget:	\$39,7	248,000	Alt. Delivery Method?	Design-B	Build
Describe the propose	d scope of work:				
			s with UPS at 13 broadcast sites across g early equipment purchase after GMI		is using the
Explanation for choos	ing this alternative	project delivery m	nethod for this project:		
Clearly, succinctly defi	ned project goal wit	th straight-forward	l, single-discipline design; few owr ignificant impact on design and co	_	
Description of anticip	ated benefits:				
	_	_	er and contractor from outset. Mir	nimize revisiting desi	gn after
subcontractors and eq	Juipment vendors co	ome on-board.			
Dates of Advertiseme	nt: Posting Date	2/26	5/24 Closing Date: 3/28/24		
Dates of Advertiseme		2/26	5/24 Closing Date: 3/28/24		
List of all firms respor	nding:			-	ad) LaChasa
List of all firms respor Balfour Beatty (RMF), Blu	nding: um (McKim & Creed), I	Bobbitt (McKim & Cr	eed), C.T. Wilson (OBA Arch), J.M. Tho	-	ed), LeChase
List of all firms respor	nding: um (McKim & Creed), I	Bobbitt (McKim & Cr	eed), C.T. Wilson (OBA Arch), J.M. Tho	-	ed), LeChase
List of all firms respor Balfour Beatty (RMF), Blu (Salas O'Brien), RFS Tech	nding: um (McKim & Creed), I nologies (EJC Eng), Sar	Bobbitt (McKim & Cr met (Lindsey Arch), T	eed), C.T. Wilson (OBA Arch), J.M. Tho	-	ed), LeChase
List of all firms respor Balfour Beatty (RMF), Blu (Salas O'Brien), RFS Tech Firm selected:	um (McKim & Creed), I nologies (EJC Eng), Sar LeChase (Sal	Bobbitt (McKim & Cr met (Lindsey Arch), T	eed), C.T. Wilson (OBA Arch), J.M. Tho	-	ed), LeChase
List of all firms respor Balfour Beatty (RMF), Blu (Salas O'Brien), RFS Tech Firm selected: Reasons why the firm	nding: um (McKim & Creed), I nologies (EJC Eng), Sar LeChase (Sala was selected:	Bobbitt (McKim & Cr met (Lindsey Arch), T as O'Brien)	eed), C.T. Wilson (OBA Arch), J.M. Tho	ompson (McKim & Cree	ed), LeChase
List of all firms respond all forms respond all	nding: um (McKim & Creed), I nologies (EJC Eng), Sar LeChase (Sala was selected: Brien distinguished t	Bobbitt (McKim & Cr met (Lindsey Arch), T as O'Brien) their team by pres	eed), C.T. Wilson (OBA Arch), J.M. Tho ower Eng. enting the most experienced and I	ompson (McKim & Cree	
List of all firms respon Balfour Beatty (RMF), Blu (Salas O'Brien), RFS Tech Firm selected: Reasons why the firm LeChase with Salas O'E	LeChase (Salawas selected: Brien distinguished t	Bobbitt (McKim & Cr met (Lindsey Arch), T as O'Brien) their team by presentations	eed), C.T. Wilson (OBA Arch), J.M. The lower Eng. enting the most experienced and lorocurement strategies, site and p	ompson (McKim & Cree	
List of all firms respond Balfour Beatty (RMF), Bluck (Salas O'Brien), RFS Tech Firm selected: Reasons why the firm LeChase with Salas O'Bengineering team and boutage minimization, and soutage minimization.	LeChase (Salawas selected: Brien distinguished the strongest under and operating and n	Bobbitt (McKim & Cr met (Lindsey Arch), T as O'Brien) their team by presense rstanding of early paintenance consid	eed), C.T. Wilson (OBA Arch), J.M. The lower Eng. enting the most experienced and procurement strategies, site and procurements.	ompson (McKim & Cree largest electrical permitting challenges	s, power
List of all firms respond Balfour Beatty (RMF), Bluck (Salas O'Brien), RFS Tech (Salas O'Brien), RFS Tech (Salas O'Brien), RFS Tech (Salas O'Brien), Reasons why the firm (LeChase with Salas O'Briengineering team and boutage minimization, and (Salas O'Brien)	LeChase (Salawas selected: Brien distinguished the strongest under and operating and nidding the work: G	Bobbitt (McKim & Cr met (Lindsey Arch), T as O'Brien) their team by presentanding of early presentanted considers.	eed), C.T. Wilson (OBA Arch), J.M. The lower Eng. enting the most experienced and lorocurement strategies, site and place and lorocurement strategies, site and place and lorocurement strategies.	ompson (McKim & Cree largest electrical permitting challenges s to be competitively	s, power bid.
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