



BURSON RENOVATION & EXPANSION

CM PRESUBMITTAL CONFERENCE

CMR PRE-SUBMITTAL CONFERENCE

MEETING AGENDA

PART I: GENERAL INFORMATION

PART II: SUBMITTAL REQUIREMENTS

PART III: PROJECT OVERVIEW

PART IV: QUESTIONS

GENERAL INFORMATION

WELCOME

INTRODUCTIONS

QUESTIONS

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<http://facilities.Charlotte.edu/advertisements>

UPDATES

PRESENTATION WILL BE POSTED AT ABOVE LINK

SUBMITTAL

CM SELECTION SCHEDULE

- QUESTION PERIOD ENDS: OCTOBER 15, 2023
- RESPONSES POSTED: OCTOBER 22, 2023
- **SUBMITTAL DUE: OCTOBER 25, 2023 AT 2:00 PM**
- COMMITTEE SHORTLISTS: EARLY NOVEMBER 2023
- CM INTERVIEWS: MID-NOVEMBER 2023
- FINAL SELECTION: LATE NOVEMBER 2023

SUBMITTAL

FORMAT

PROVIDE ONE (1) PRINTED COPY & ONE (1) DIGITAL USB

NO LARGER THAN 12 ½" HEIGHT X 9 ½" WIDTH

40 PAGE LIMIT (OR 20 DOUBLE SIDED PAGES)

DOES NOT INCLUDE: COVERS, TABS, BLANK PAGES, CARDSTOCK BACKS

PAGE COUNT DERIVED FROM DIGITAL COPY, OMIT ALL BLANK PAGES FROM DIGITAL VERSION

SF 330 IS REQUIRED FOR PORTIONS OF THE SUBMITTAL.

DOWNLOAD FORM AT:

[HTTP://WWW.GSA.GOV/PORTAL/FORMS/DOWNLOAD/116486](http://www.gsa.gov/portal/forms/download/116486)

SUBMITTAL

ORGANIZATION

- I. **PROJECT TITLE:** Burson Renovation and Expansion
- II. **OPTIONAL COVER LETTER**
- III. **TABLE OF CONTENTS**
- IV. **QUALIFICATIONS QUESTIONNAIRE (STATE OF NC FOR CMR)**
 - ✓ PROJECT TITLE
 - ✓ PROPOSER NAME/PRINCIPAL OFFICE SERVING PROJECT
 - ✓ PROFILE OF PROPOSER (ITEMS A THROUGH G)
 - ✓ PROJECT EXPERIENCE (Items A THROUGH E)
 - ✓ KEY PERSONNEL ASSIGNED TO PROJECT (A THROUGH D)
 - ✓ PROJECT PLANNING (A AND B)

SUBMITTAL

QUALIFICATIONS QUESTIONNAIRE

- **PROJECT TITLE**
- **PROPOSER NAME**
- **PROFILE OF PROPOSER**
- **PROJECT EXPERIENCE**
 - LIST AT LEAST 3 AND UP TO 10 PROJECTS OF SIMILAR SIZE AND COMPLEXITY
 - USE SF 330 PART I, SECTION F, SUB-SECTIONS 20-24 (OMIT SUB-SECTION 25). SEPARATE SECTION F FOR EACH PROJECT.
 - PROVIDE REQUESTED INFORMATION FOR ITEMS B-D IN SF 330 PART I, SECTION F, SUB-SECTION 24 (INCLUDE AT LEAST ONE PHOTO PER PROJECT)
 - PROVIDE ONE SF 330 PART I, SECTION G FORM, WITH SUB-SECTIONS 26-29

SUBMITTAL

QUALIFICATIONS QUESTIONNAIRE continued

- **KEY PERSONNEL**

- PROVIDE INFORMATION REQUIRED IN ITEMS A-D
- USE SF 330 PART I, SECTION E TO PROVIDE RESUMES AND REFERENCE INFORMATION. INCLUDE SEPARATE SECTION E FORM FOR EACH RESUME (INCLUDE RESUMES IN ATTACHMENT D OF SUBMITTAL).
- FOR ITEM E PROVIDE ORGANIZATIONAL CHART (INCLUDE IN ATTACHMENT E OF SUBMITTAL)

- **PROJECT PLANNING**

- PROVIDE INFORMATION REQUIRED IN ITEMS A-B

- **ATTESTATION OF THE QUESTIONNAIRE**

- **VERIFICATION FORM**

SUBMITTAL

QUALIFICATIONS QUESTIONNAIRE ATTACHMENTS

- **PROVIDE ATTACHMENTS IN THIS ORDER**
 - **ATTACHMENT A:** COPY OF STATE OF NC CONTRACTOR'S LICENSE
 - **ATTACHMENT B:** LETTER FROM SURETY COMPANY
 - **ATTACHMENT C:** SWORN STATEMENT (LISTED PERSONNEL WILL BE EXCLUSIVELY ASSIGNED TO THIS PROJECT FOR THE DURATION)
 - **ATTACHMENT D:** RESUMES (USE SF 330 PART I, SECTION E)
 - **ATTACHMENT E:** ORGANIZATIONAL CHART
 - **ATTACHMENT F:** HUB PLAN (UNC PLAN DATED MAY 2002)
 - **FINANCIALS** (BALANCE SHEET AND INCOME STATEMENT IF AVAILABLE) **TO BE SUBMITTED SEPARATELY IN A SEALED ENVELOPE AS A SINGLE COPY. WILL NOT COUNT TOWARDS THE 40 PAGES!**

CMR REQUIREMENTS

- **SUB-CONTRACTOR PRE-QUALIFICATION**

NC STATE PRE-QUALIFICATION PROCEDURES AND FORMS

[HTTPS://NCADMIN.NC.GOV/BUSINESSES/CONSTRUCTION/FORMS-DOCUMENTS](https://ncadmin.nc.gov/businesses/construction/forms-documents)

APPEALS PROCEDURE REQUIRES PRE-QUALIFICATION TO BE MOVED FURTHER AHEAD IN THE SCHEDULE (TO ALLOW ADEQUATE TIME FOR APPEALS PRIOR TO BIDDING)

- **HUB PARTICIPATION**

CMR WILL ESTABLISH THE GOAL FOR THIS PROJECT

SUBMITTAL SELECTION CRITERIA

SUBMITTALS MUST CLEARLY PROVIDE INFORMATION FOR EACH OF THE CATEGORIES

- 1) WORKLOAD THAT CAN ACCOMMODATE THIS PROJECT
- 2) RECORD OF SUCCESSFULLY COMPLETED PROJECTS OF SIMILAR SIZE & SCOPE WITHOUT LEGAL OR TECHNICAL PROBLEMS
- 3) PREVIOUS EXPERIENCE WITH THE HIGHER EDUCATION OR PUBLIC OWNER, A GOOD WORKING RELATIONSHIP WITH OWNER REPRESENTATIVES, PROJECTS COMPLETED IN A TIMELY MANNER AND AN ACCEPTABLE QUALITY OF WORK
- 4) KEY PERSONNEL THAT HAVE APPROPRIATE CONTRACT EXPERIENCE AND QUALIFICATIONS
- 5) PRIOR CM@R EXPERIENCE WITH THE NC STATE CONSTRUCTION OFFICE.
- 6) COMPLETION OF CONSTRUCTION MANAGER AT RISK PROJECTS IN WHICH THERE WERE FEW DIFFERENCES BETWEEN THE GUARANTEED MAXIMUM PRICE AND FINAL COST

SUBMITTAL

SELECTION CRITERIA continued

SUBMITTALS MUST CLEARLY PROVIDE INFORMATION FOR EACH OF THE CATEGORIES

- 7) PROJECTS THAT WERE COMPLETED ON OR AHEAD OF SCHEDULE
- 8) RECENT EXPERIENCE **SUCCESSFULLY MANAGING** PROJECT COSTS AND SCHEDULES
- 9) CONSTRUCTION ADMINISTRATION CAPABILITIES
- 10) PROXIMITY TO AND FAMILIARITY WITH THE AREA WHERE THE PROJECT IS LOCATED
- 11) QUALITY OF COMPLIANCE PLAN FOR MINORITY BUSINESS PARTICIPATION AS REQUIRED BY G.S.143-128.2
- 12) OTHER FACTORS THAT MAY BE APPROPRIATE FOR THE PROJECT, FOR EXAMPLE: **FABRICATION LABS, PROJECT-BASED AND VISUALIZATION LABFACILITIES FOR HIGHER EDUCATION**

UNIVERSITY OF NORTH CAROLINA AT CHARLOTTE

Burson Renovation
& Expansion

CMR Pre Proposal
Meeting

October 5, 2023

Page/

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PROJECT OVERVIEW



BUILT 1985

BUILDING SIZE

105,170 TOTAL GSF
TWO FLOORS

CURRENT USE

CHEMISTRY, PHYSICS AND GENERAL
CLASSROOMS

PAST PROJECTS

MECHANICAL SYSTEM UPGRADES
COMPLETED 2018

**THE BUILDING WILL BE
UNOCCUPIED DURING CONSTRUCTION**

PROJECT OVERVIEW

SCOPE

PROJECT: RENOVATE AND EXPAND BURSON BUILDING

PURPOSE/FUTURE USE

- (1) TO SUPPORT GROWTH OF ENGINEERING AND COMPUTING PROGRAMS
- (2) PRIMARY OCCUPANTS: COLLEGE OF ENGINEERING, COLLEGE OF COMPUTING AND INFORMATICS, SCHOOL OF DATA SCIENCE
- (3) PROJECT-BASED ENGINEERING LABS, ACTIVE LEARNING CLASSROOMS, COLLABORATION SPACE, DATA VISUALIZATION AND SIMULATION LABS. INCLUDES COMPUTATIONAL RESEARCH SPACE AND ADMINISTRATIVE OFFICE SPACE (NO CHEMISTRY)
- (4) ADDRESS BUILDING CODE AND ADA DEFICIENCIES
- (5) UPGRADE MEP/FIRE PROTECTION SYSTEMS
- (6) SITE WORK INCLUDING RELOCATION OF EXISTING PARKING

PROJECT OVERVIEW

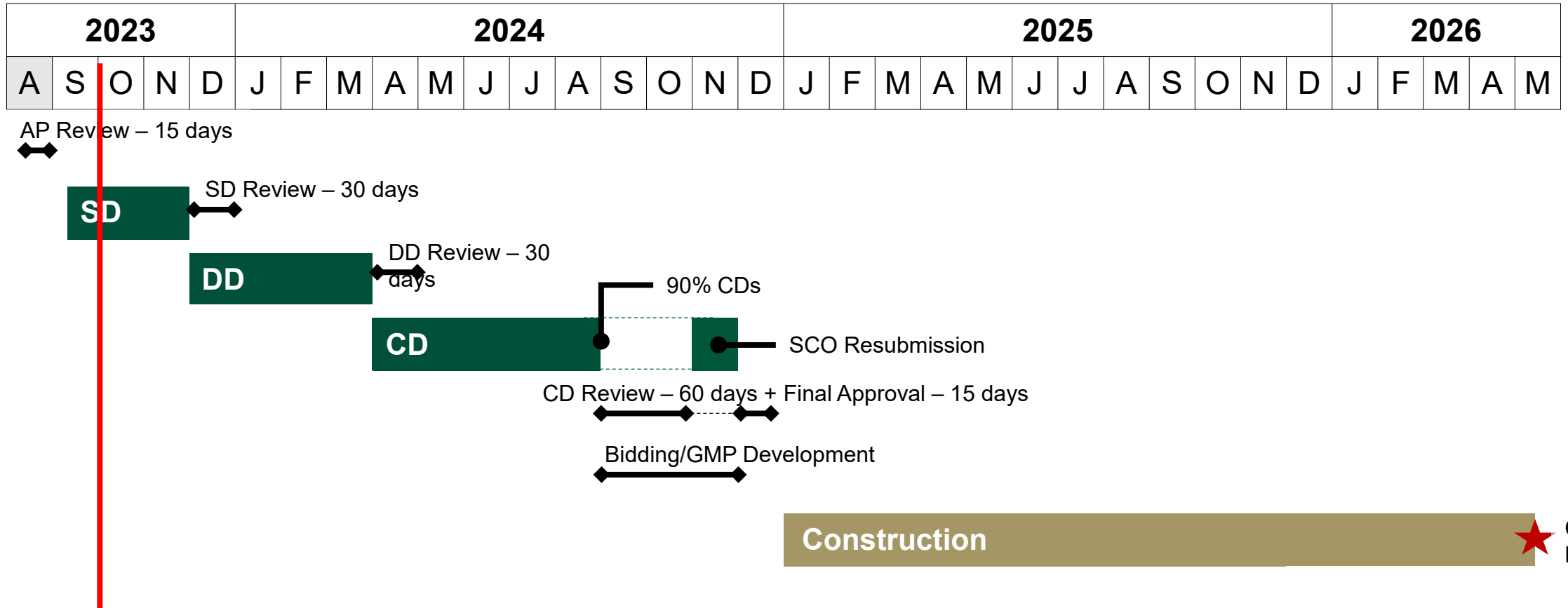
BUDGET

THE **TOTAL BUDGET** IS **\$55.9M**, WHICH INCLUDES

- a. DESIGN FEES
- b. FURNISHINGS (FURNITURE, AV EQUIPMENT, TELECOM, AND FIXED EQUIPMENT)
- c. IT INFRASTRUCTURE
- d. CONSTRUCTION
- e. SOFT COSTS
- f. ASSOCIATED UTILITY INFRASTRUCTURE AND CONTROLS INTEGRATION, IMPROVEMENTS
- g. COMMISSIONING

ESTIMATED **CONSTRUCTION BUDGET: \$39.1M**

UNC CHARLOTTE BURSON HALL RENOVATION AND EXPANSION | DESIGN AND CONSTRUCTION SCHEDULE



Milestone Dates:	
AP Approval:	September 12, 2023
GMP- 90% CD Package:	Late August 2024
Construction NTP:	Jan 31, 2024
Move-in:	Mid-May 2026

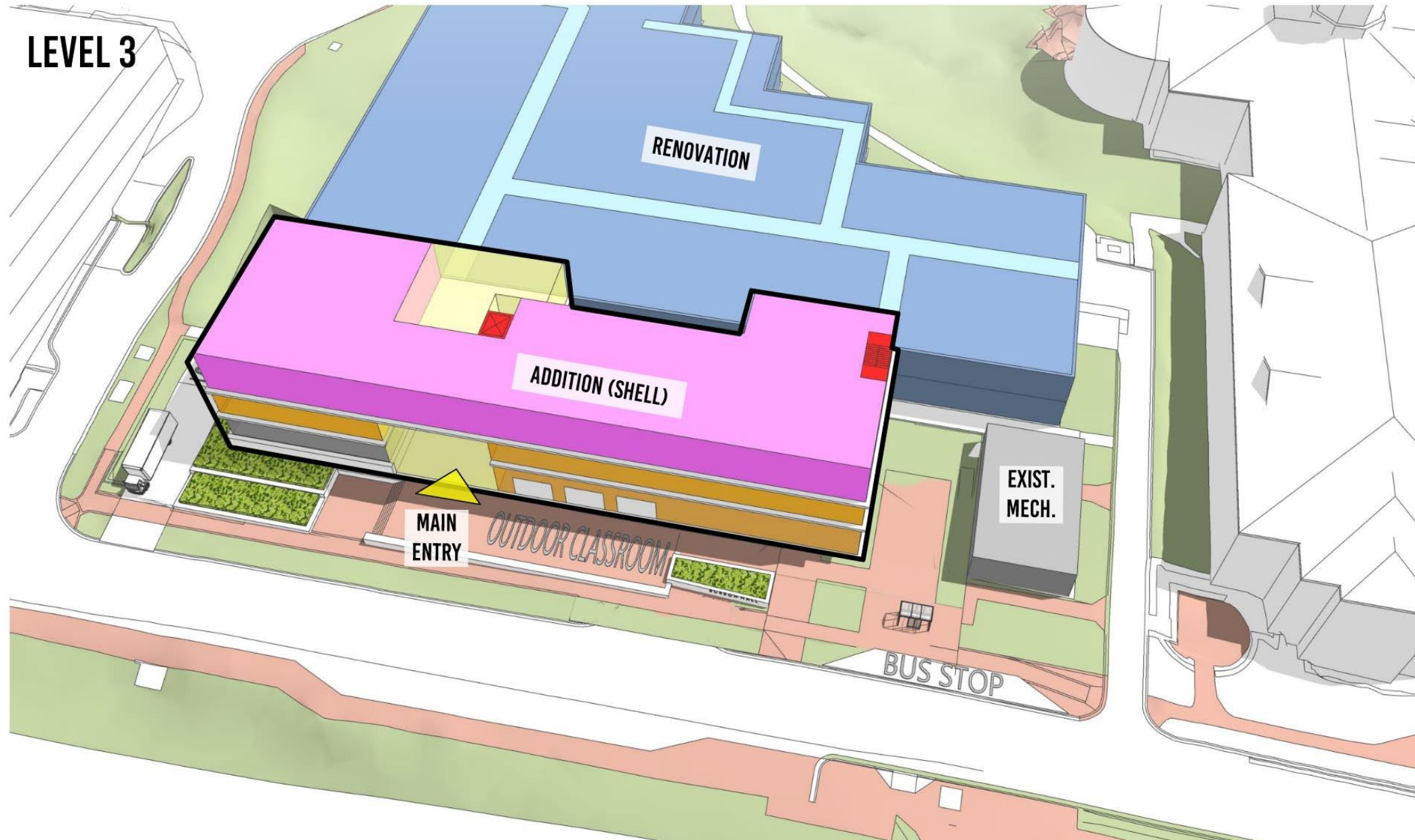
EXPANSION & RENOVATION STRATEGY





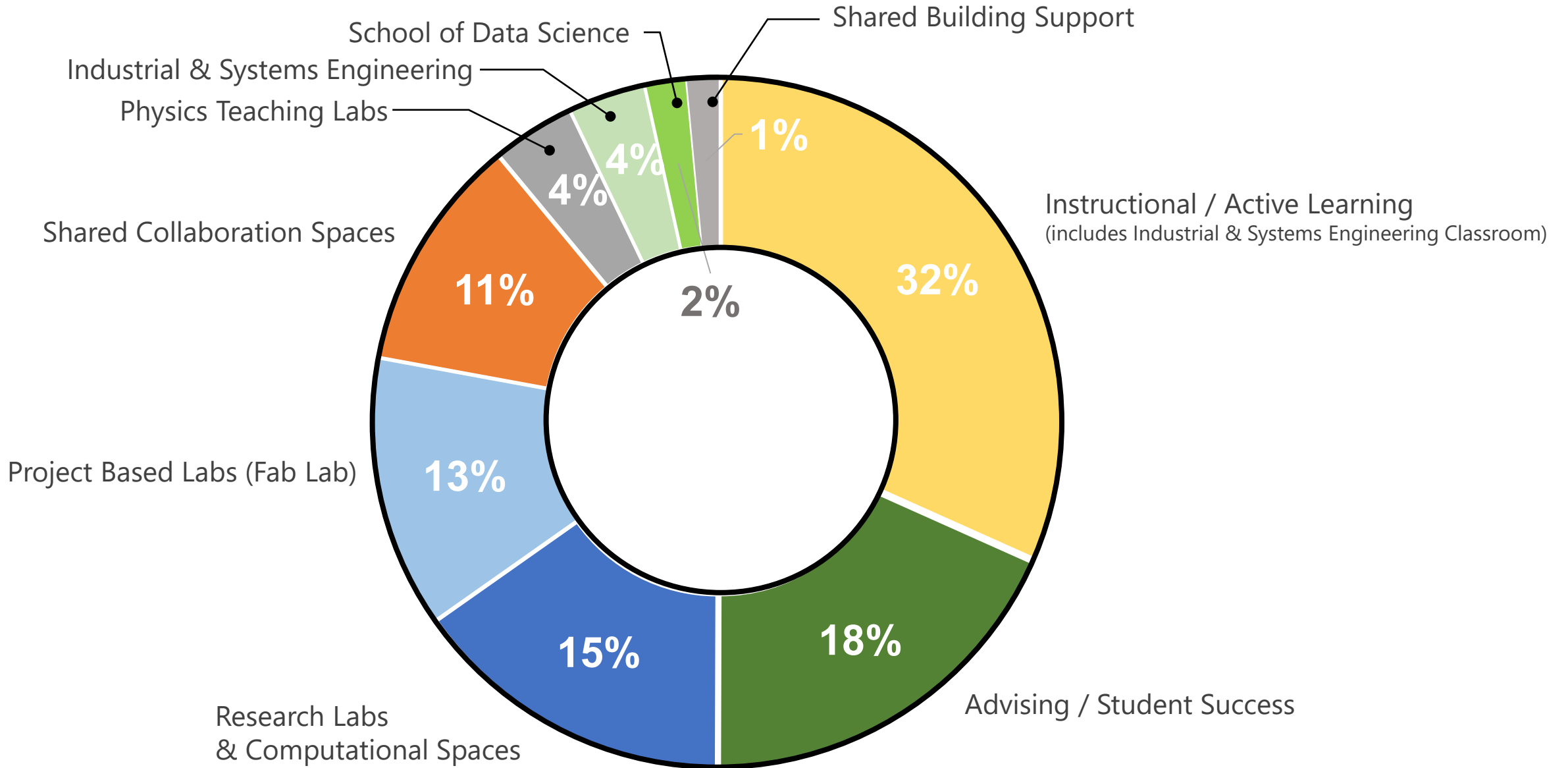
BURSON

DESIGN | PROPOSED MASSING



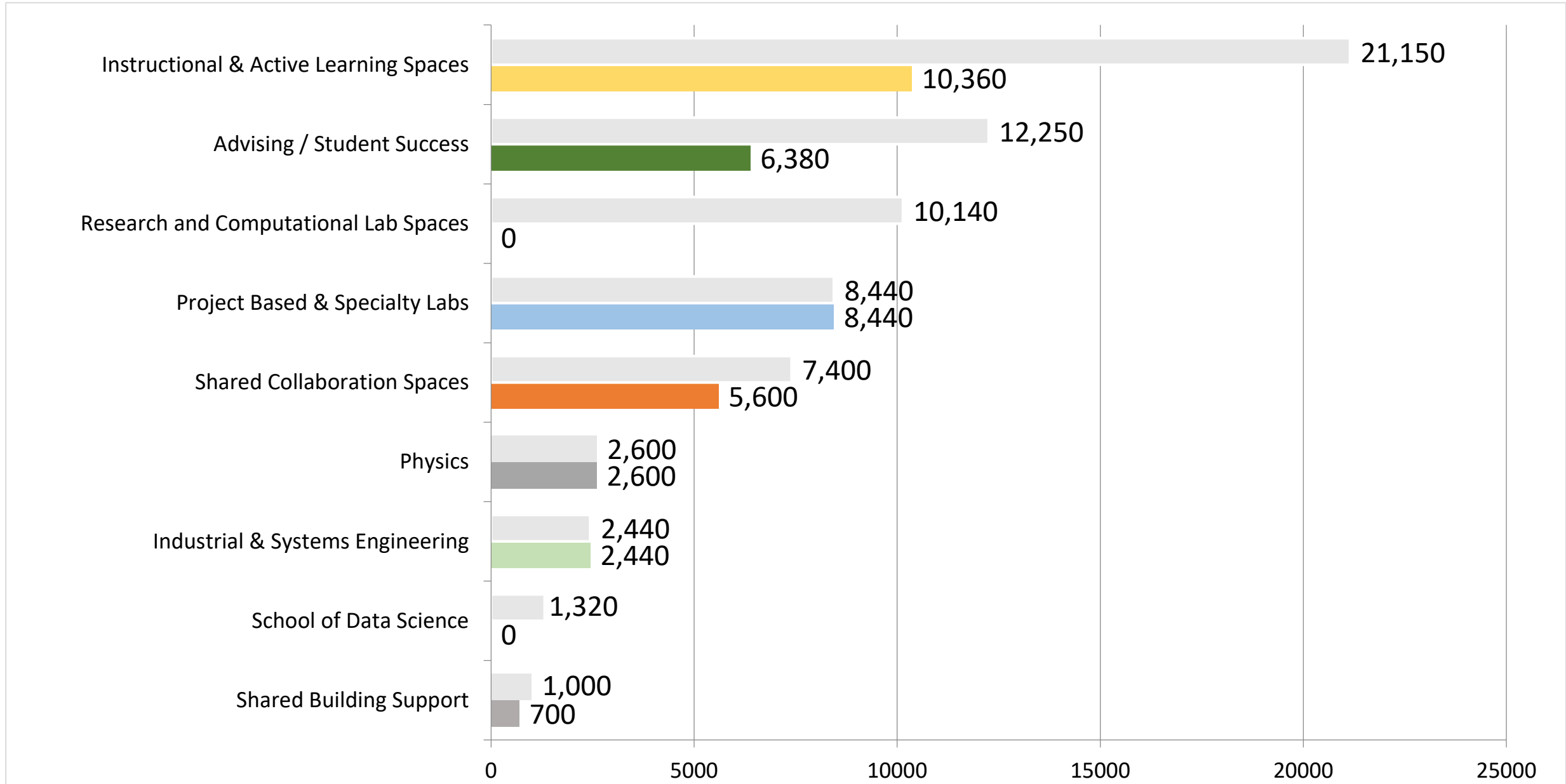
PROGRAM

PROGRAM SNAPSHOT | ALL REQUESTS



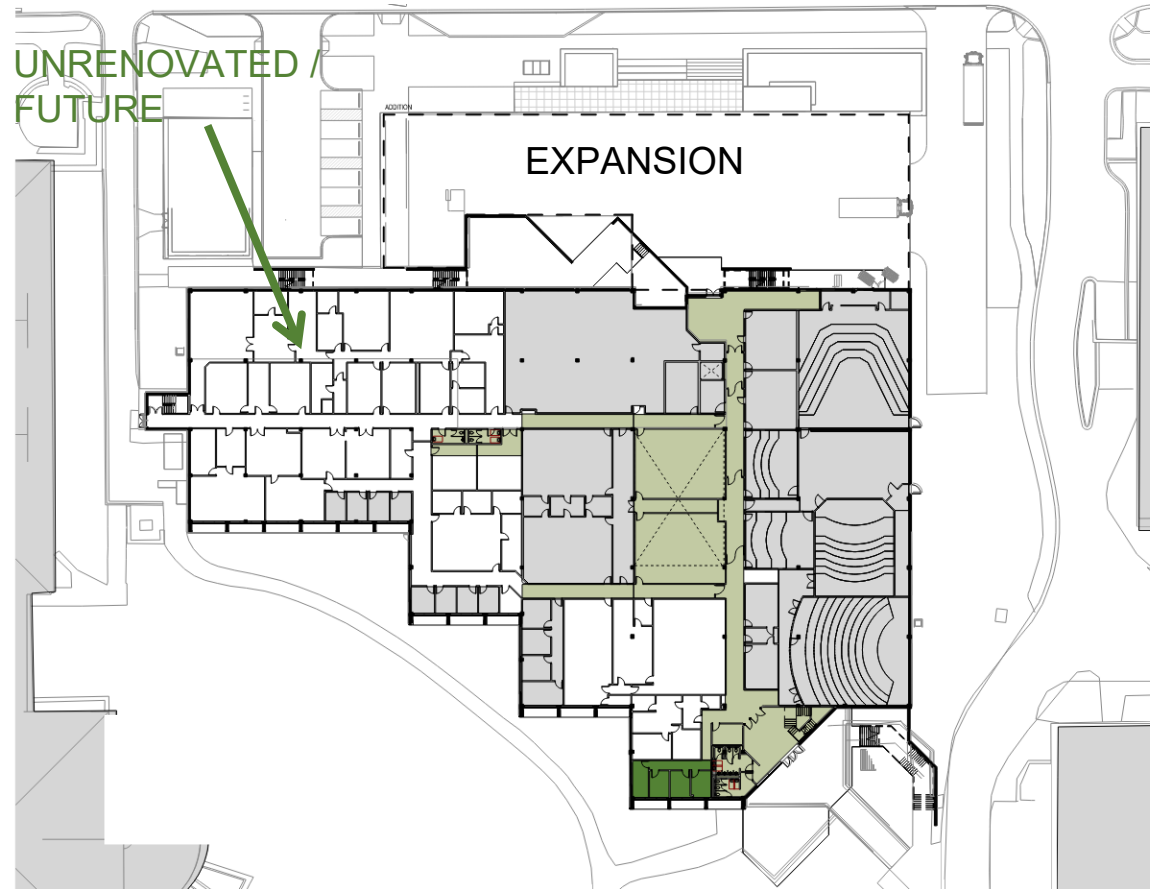
PROGRAM SNAPSHOT | DAY 1 SCENARIO COMPARISON

36,800 NSF



PLANNING STRATEGY

DAY 1 STRATEGY | AREAS OF RENOVATION

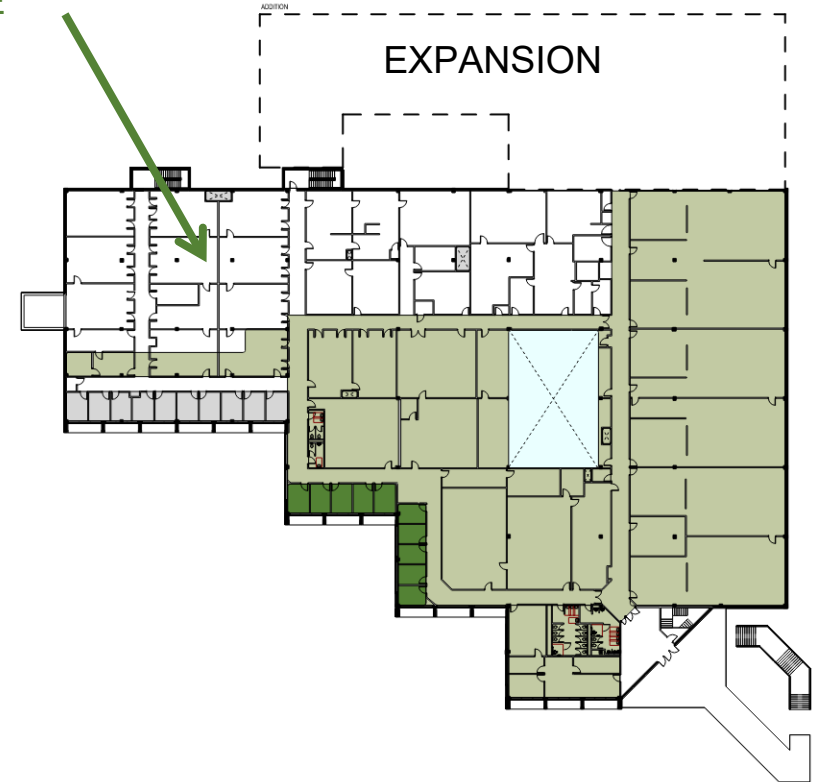


LEVEL 1
LIMITS OF RENOVATION

LEGEND

-  FULL RENOVATION
-  PARTIAL RENOVATION
-  UNRENOVATED. REUSED AS IS
-  UNRENOVATED. FUTURE
-  NEW FLOOR OPENING

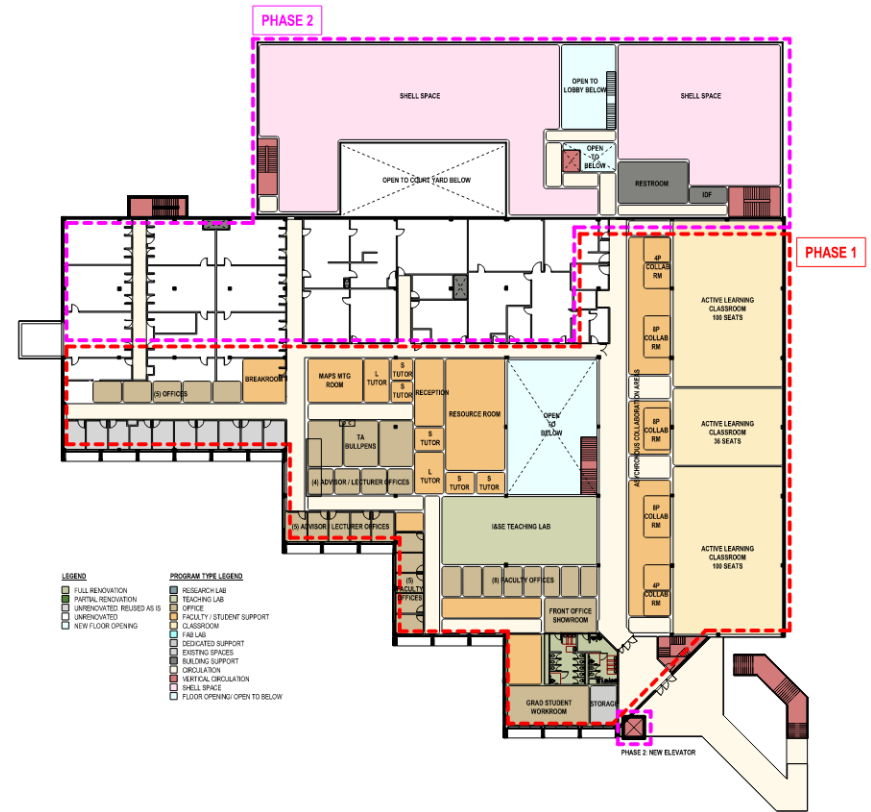
UNRENOVATED / FUTURE



LEVEL 2
LIMITS OF RENOVATION

DAY 1 STRATEGY | DETAILED PLAN – LEVEL 1 & 2

10,800 SF Shell Space



LEVEL 1
DAY 1 - DETAILED TEST-FIT

PROGRAM TYPE LEGEND

- | | |
|---------------------------|----------------------|
| RESEARCH LAB | DEDICATED SUPPORT |
| TEACHING LAB | EXISTING SPACES |
| OFFICE | BUILDING SUPPORT |
| FACULTY / STUDENT SUPPORT | CIRCULATION |
| CLASSROOM | VERTICAL CIRCULATION |
| FAB LAB | |

LEVEL 2
DAY 1 - DETAILED TEST-FIT

- | | |
|---------------------------|-----------------------------|
| LEGEND | PROGRAM TYPE LEGEND |
| FULL RENOVATION | RESEARCH LAB |
| PARTIAL RENOVATION | TEACHING LAB |
| UNRENOVATED, REUSED AS IS | FACULTY / STUDENT SUPPORT |
| UNRENOVATED, FUTURE | CLASSROOM |
| NEW FLOOR OPENING | FAB LAB |
| | DEDICATED SUPPORT |
| | EXISTING SPACES |
| | BUILDING SUPPORT |
| | CIRCULATION |
| | VERTICAL CIRCULATION |
| | SHELL SPACE |
| | FLOOR OPENING OPEN TO BELOW |

DISCUSSION
