

Prospector Dining Mid-Level Refresh Construction Manager at Risk



CMR PRE-PROPOSAL CONFERENCE 07/09/2025



MEETING AGENDA

PART I: GENERAL INFORMATION

PART II: SUBMITTAL REQUIREMENTS

PART III: PROJECT OVERVIEW

PART IV: QUESTIONS

GENERAL

- WELCOME
- INTRODUCTIONS

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- UPDATES & THIS PRESENTATION WILL BE POSTED AT THIS WEBSITE -

[HTTPS://FACILITIES.CHARLOTTE.EDU/VENDOR-
INFORMATION/ADVERTISEMENTS/](https://facilities.charlotte.edu/vendor-information/advertisements/)

CMR SELECTION SCHEDULE

- **SUBMITTAL DUE:** Tuesday, July 22, 2025 @ 2 PM
- **SHORTLISTING COMPLETE:** August 1, 2025
- **INTERVIEWS SCHEDULED:** August 11, 2025 (1, 2, 3pm)
- **PRECONSTRUCTION SERVICES BEGIN:** September 2025

SUBMITTAL FORMAT (1/3)

- NO LARGER THAN 12 ½" HEIGHT X 9 ½" WIDTH
- PROVIDE **ONE (1)** PRINT COPY & **ONE (1)** DIGITAL (USB)
- **40 PAGE LIMIT** (OR 20 DOUBLE SIDED PAGES)
 - DOES NOT INCLUDE: COVERS, TABS, BLANK PAGES, CARDSTOCK BACKS, ETC.
- PAGE COUNT DERIVED FROM DIGITAL COPY, OMIT ALL BLANK PAGES FROM DIGITAL VERSION
- STANDARD FORM 330 IS REQUIRED FOR PORTIONS OF THE SUBMITTAL

DOWNLOAD AT

<https://www.gsa.gov/reference/forms/architectengineer-qualifications>

SUBMITTAL FORMAT (2/3)

I. OPTIONAL COVER LETTER

II. TABLE OF CONTENTS

III. QUALIFICATIONS QUESTIONNAIRE

- ✓ PROFILE OF PROPOSER

- ✓ PROJECT EXPERIENCE

- ✓ KEY PERSONNEL – USE SF 330

- ✓ PROJECT PLANNING

- ✓ ATTACHMENTS – PROVIDE IN THE FOLLOWING ORDER;

SUBMITTAL FORMAT (3/3)

ATTACHMENT A – COPY 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)

ATTACHMENT E – ORGANIZATIONAL CHART

FINANCIALS – TO BE SUBMITTED SEPARATELY IN A SEALED ENVELOPE AS A SINGLE COPY

CMR REQUIREMENTS

SUB-CONTRACTOR PRE-QUALIFICATION – TWO (2)

FORM PROCESS - <https://ncadmin.nc.gov/businesses/state-construction/forms-and-documents#construction-manager-risk-cmr-forms>

APPEALS PROCEDURE REQUIRES PRE-QUALIFICATION TO BE MOVED EARLIER IN THE SCHEDULE, TO ALLOW ADEQUATE TIME FOR APPEALS PRIOR TO BIDDING

HUB PARTICIPATION

CMR WILL ESTABLISH THE GOAL FOR THIS PROJECT PER THEIR ASSESSMENT OF THE SUBCONTRACTOR MARKET AND AVAILABILITY (MINIMUM IS 10% - UNCC'S GOAL IS 20%-30%)

DESIGN TEAM

- **ARCHITECT** – The BOUDREAUX Group, Inc.
- **MEP / CIVIL ENGINEER** – AME Consulting Engineers, PC
- **STRUCTURAL ENGINEER** – Bennett & Pless
- **COST ESTIMATING** – MBP

PROJECT OVERVIEW (1/2)

BUDGET – \$8,560,000 TOTAL, WHICH INCLUDES

- DESIGN FEES, CONSTRUCTION, FURNISHINGS, EQUIPMENT, UNIVERSITY SUPPORT COSTS, SPECIAL INSPECTIONS & COMMISSIONING
- **CONSTRUCTION BUDGET OF \$6 M**

SCOPE – The project will be a comprehensive renovation of dining facilities in the 100 level of the Prospector building. The project will include interior demolition and new interior construction of approximately 8,592 square feet. The project will refresh the space required by Chick-fil-A brand. It will include exploring expansion of the kitchen and increasing seating capacity to accommodate an increase in customers. The project will include new flooring, lighting and seating options in the existing seating area. Replacement of food service equipment, replacement of mechanical, electrical distribution and exhaust systems will also be included.

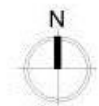
PROJECT OVERVIEW (2/2)

OVERALL SCHEDULE

- SD/DD August 2025 - February 2026
- CD's February 2026 - August 2026
- SCO review and approval by October 2026
- Bidding November 2026
- Construction December 2026 - May 2027
- Considering a phased approach to allow Chick-Fil-A to remain open during construction.
- All other operations in the Prospector building will remain in operation during the construction. The contractor's access to the building, lay-down areas and space for storing materials is a critical consideration in the planning of the project.

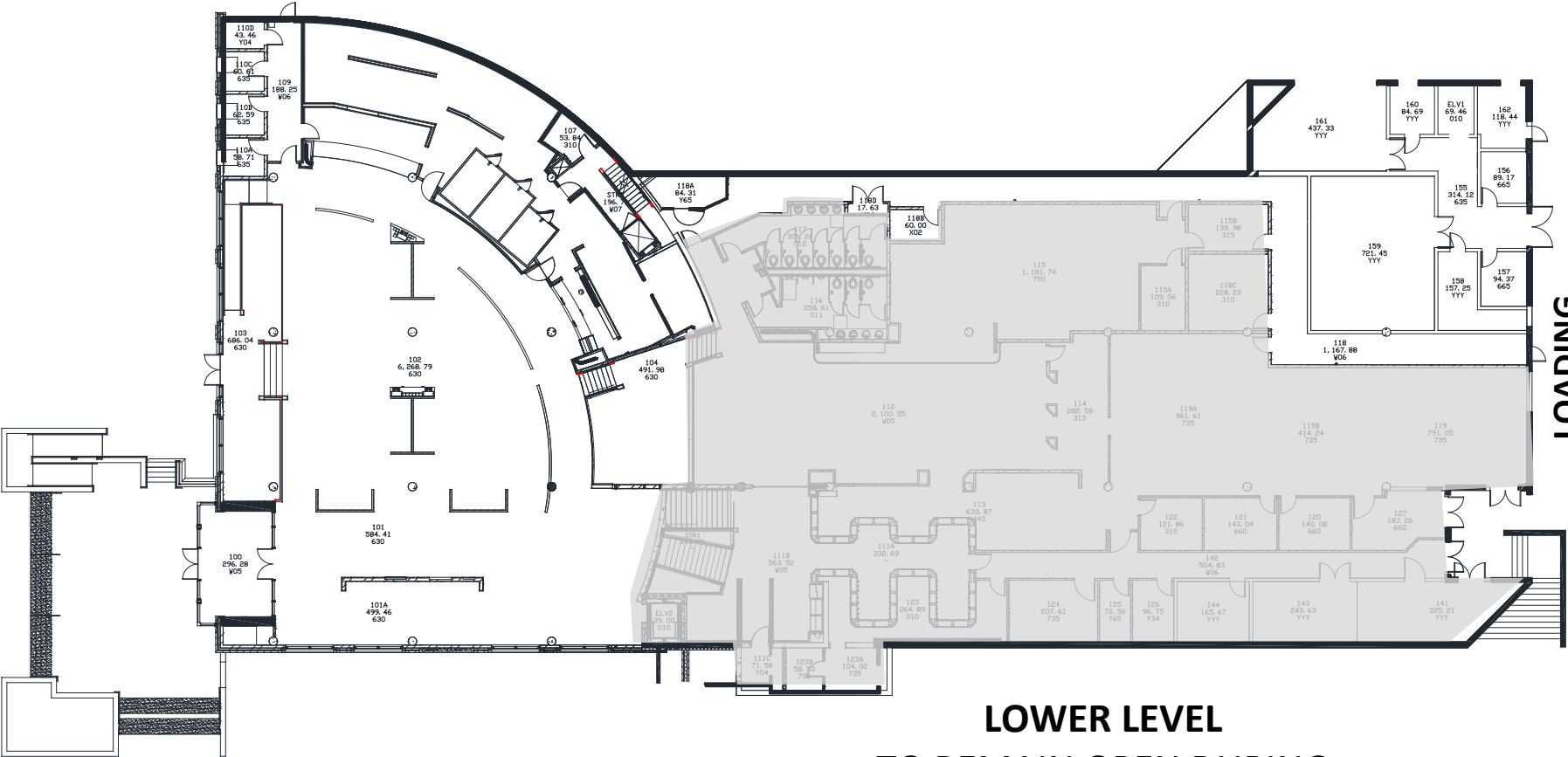


SITE LOCATION

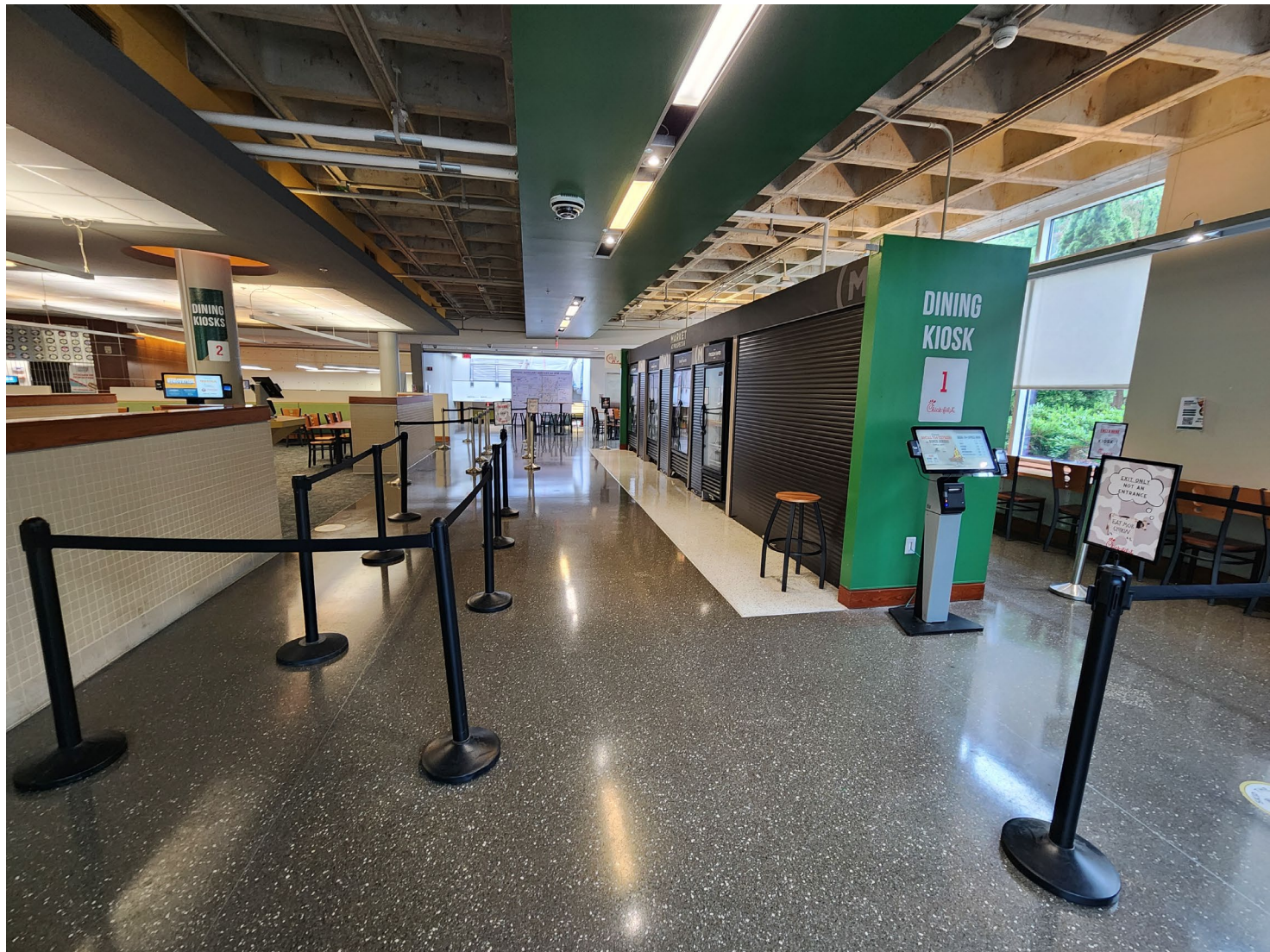


SITE LOCATION

FLOOR PLAN – Mid Level

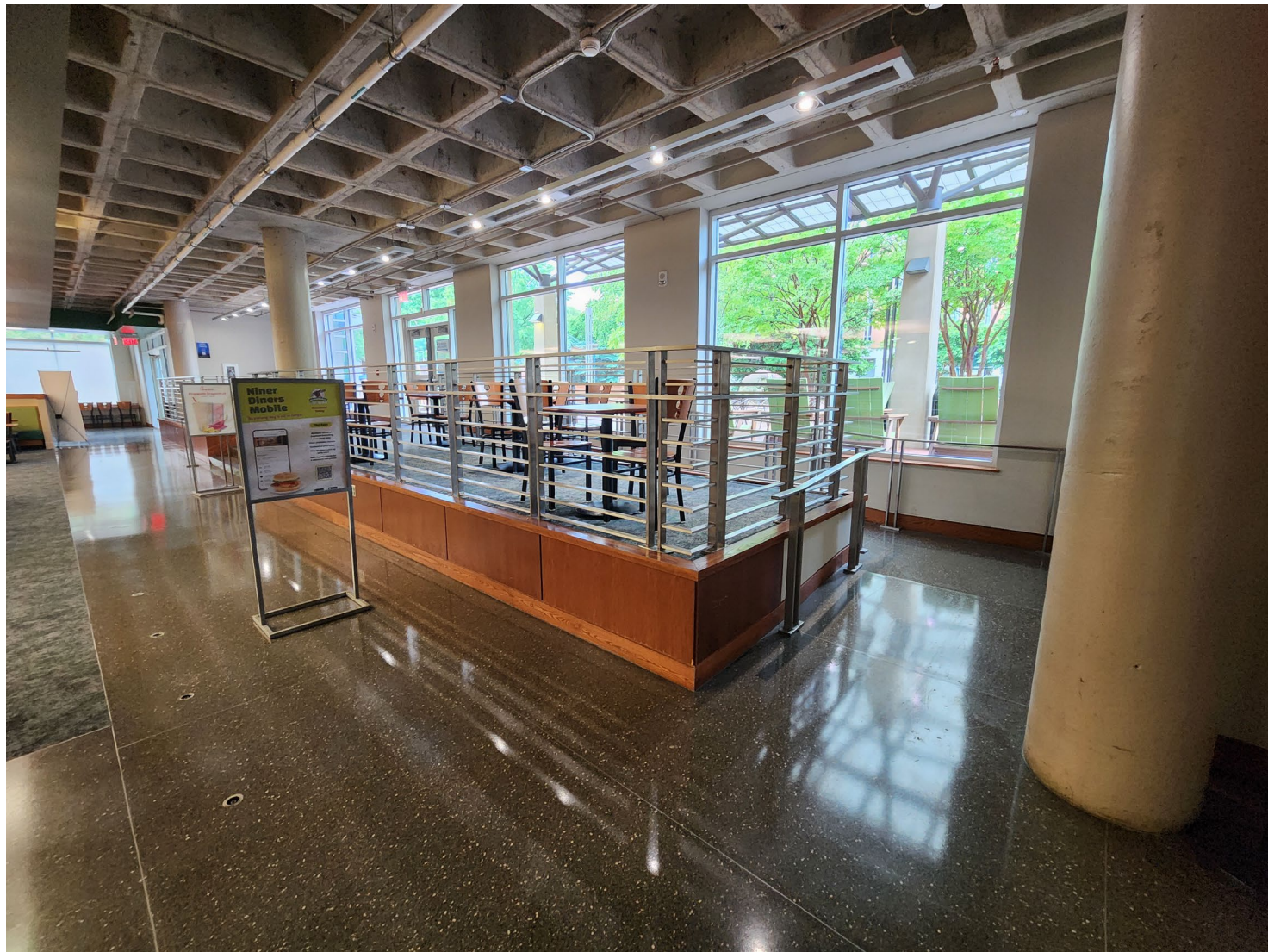


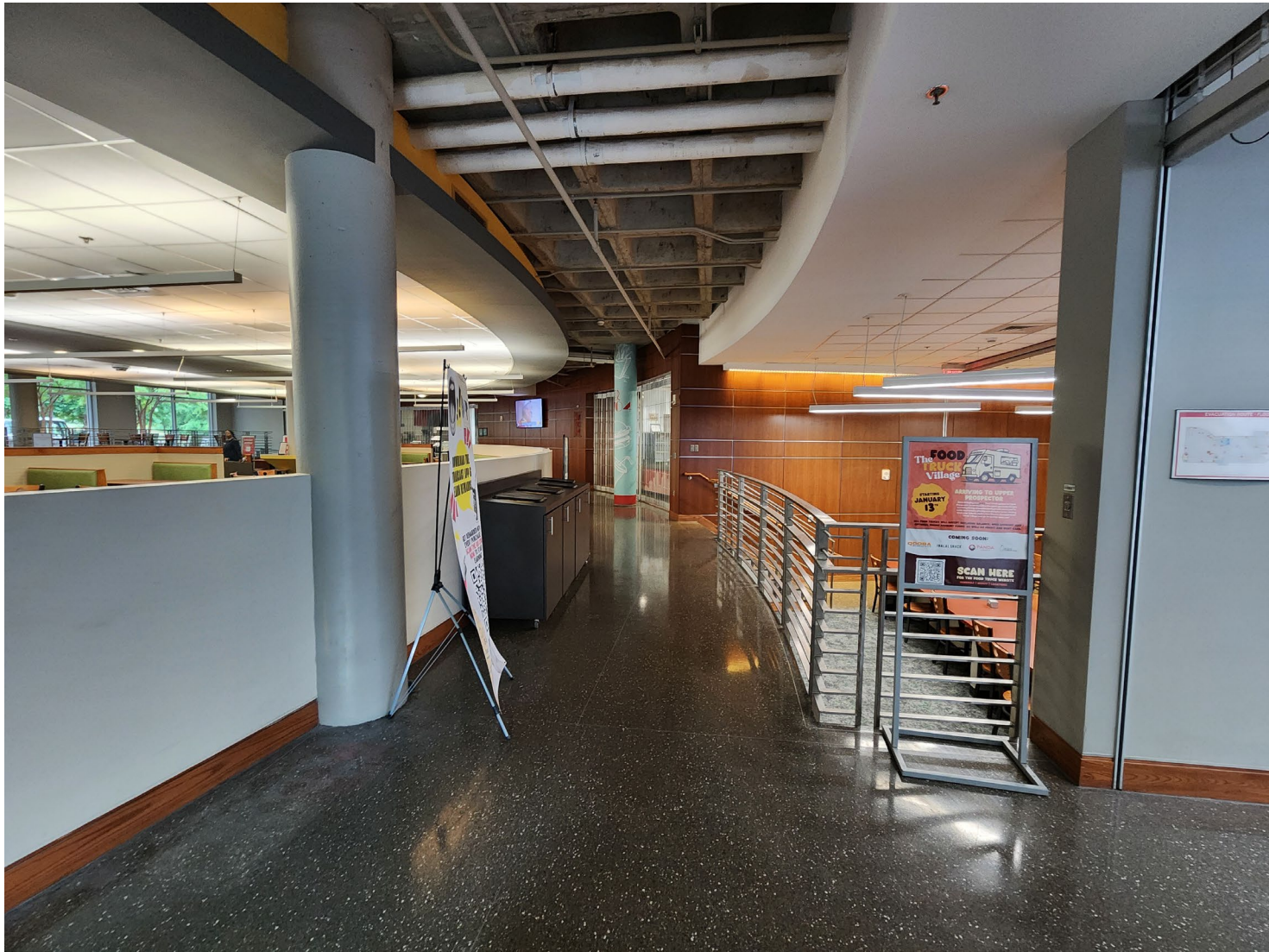
LOWER LEVEL
TO REMAIN OPEN DURING
CONSTRUCTION











QUESTIONS?