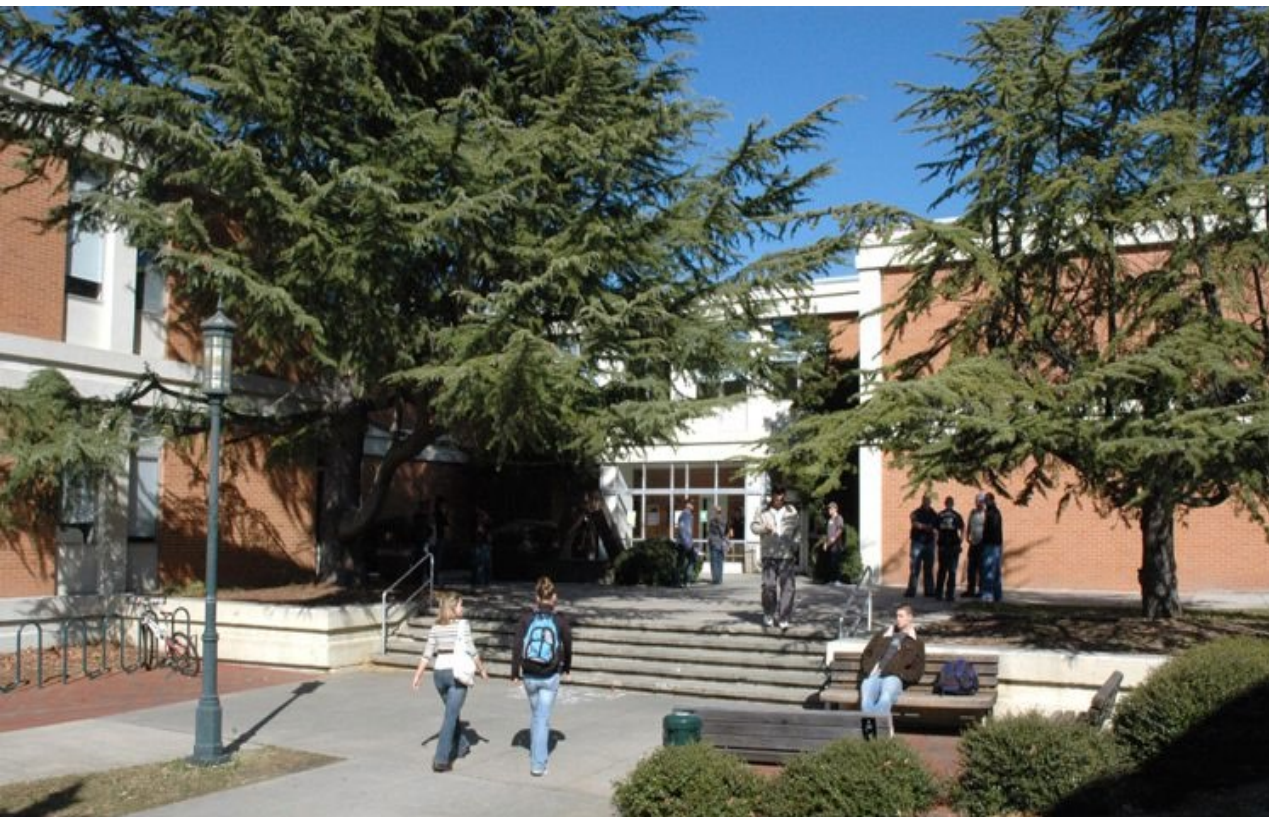




SMITH COMPREHENSIVE RENOVATION

CMR Request for Qualifications – Preproposal Meeting

NOVEMBER 5, 2025

GENERAL INFORMATION

WELCOME

SIGN-IN

QUESTIONS

Cheryl Walker, Project Manager
OFFICE PHONE: 704-687-0509
EMAIL: cwalk118@charlotte.edu

UPDATES

<https://facilities.charlotte.edu/vendor-information/advertisements/>

PRE-SUBMITTAL MEETING

AGENDA

PART I: GENERAL INFORMATION

PART II: SUBMITTAL REQUIREMENTS

PART III: PROJECT OVERVIEW

PART IV: DISCUSSION AND QUESTIONS

SUBMITTAL SELECTION SCHEDULE

- PRE-PROPOSAL MEETING November 5, 2025
- QUESTION PERIOD ENDS: November 10, 2025 - 5:00 pm
- RESPONSES POSTED: November 13, 2025
- SUBMITTALS DUE: **November 20, 2025 - 2:00 PM**
- SHORTLIST COMPLETE: December 2025
- INTERVIEWS SCHEDULED: January 13, 2026
- CMR SELECTION: February 18, 2026

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) COMPLETION OF CONSTRUCTION MANAGER AT RISK PROJECTS IN WHICH THERE WERE FEW DIFFERENCES BETWEEN THE GUARANTEED MAXIMUM PRICE AND FINAL COST
- 5) KEY PERSONNEL THAT HAVE APPROPRIATE CONTRACT EXPERIENCE AND QUALIFICATIONS
- 6) PRIOR CM@R EXPERIENCE WITH THE NC STATE CONSTRUCTION OFFICE

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:
 - PROJECT-BASED ENGINEERING LABS, INSTRUCTION AND RESEARCH LABS, ACTIVE LEARNING CLASSROOMS, AND COLLABORATION SPACE IN FACILITIES FOR HIGHER EDUCATION
 - DELIVERING LEED PROJECTS

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

SUBMITTAL ORGANIZATION

I. PROJECT TITLE: Smith Comprehensive Renovation

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

IV. PROJECT EXPERIENCE (A THROUGH E)

- 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). USE SEPARATE SECTION F FOR EACH PROJECT. INCLUDE CURRENT REFERENCE INFORMATION FOR EACH
- 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 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**

THE CMR WILL ESTABLISH THE GOAL FOR THIS PROJECT

PROJECT OVERVIEW

SMITH COMPREHENSIVE RENOVATION | CMR PREPROPOSAL MEETING



PROJECT OVERVIEW

BUILDING INFORMATION



BUILT	1966, HIGH-BAY ADDITION 1985
BUILDING SIZE	91,580 TOTAL GSF THREE FLOORS
CURRENT USE	ENGINEERING
PAST PROJECTS	NUMEROUS RENOVATIONS OVER TIME

**THE BUILDING WILL BE PARTIALLY OCCUPIED
DURING CONSTRUCTION**

PROJECT OVERVIEW

SCOPE

PROJECT: RENOVATE SMITH HALL (REFERENCE THE RFQ)

PURPOSE/FUTURE USE

- 1) TO SUPPORT GROWTH OF COLLEGE OF ENGINEERING TECHNOLOGY & CONSTRUCTION MANAGEMENT AND COMMON FIRST YEAR ENGINEERING PROGRAMS
- 2) PROJECT-BASED ENGINEERING LABS, INSTRUCTION AND RESEARCH LABS, ACTIVE LEARNING CLASSROOMS, COLLABORATION SPACE, AND FACULTY AND ADMINISTRATIVE OFFICE SPACE
- 3) ADD SPRINKLER SYSTEM THROUGHOUT, UPGRADE MEP SYSTEMS IN “CURRENT PROJECT”
- 4) ADDRESS BUILDING CODE AND ADA DEFICIENCIES
- 5) ADDRESS BUILDING ENVELOPE DEFICIENCIES, ROOF REPLACEMENT, DRAINAGE ISSUES
- 6) ADDRESS HAZARDOUS MATERIALS ABATEMENT
- 7) **“CURRENT PROJECT”** - PORTION OF BUILDING TO BE RENOVATED, APPROXIMATELY 47,000 SF

PROJECT OVERVIEW

BUDGET

TOTAL BUDGET IS \$41,950,000, WHICH INCLUDES

- 1) DESIGN FEES
- 2) FURNISHINGS (FURNITURE, AV, & FIXED EQUIPMENT)
- 3) IT INFRASTRUCTURE
- 4) CMR PRECONSTRUCTION FEES
- 5) COMMISSIONING
- 6) ANY OFF-SITE UTILITY INFRASTRUCTURE IMPROVEMENTS
- 7) CONSTRUCTION

ESTIMATED CONSTRUCTION BUDGET IS \$34,890,300

PROJECT OVERVIEW

PROJECT SCHEDULE – DESIGN THROUGH CONSTRUCTION DOCUMENTS

Smith Building Renovation

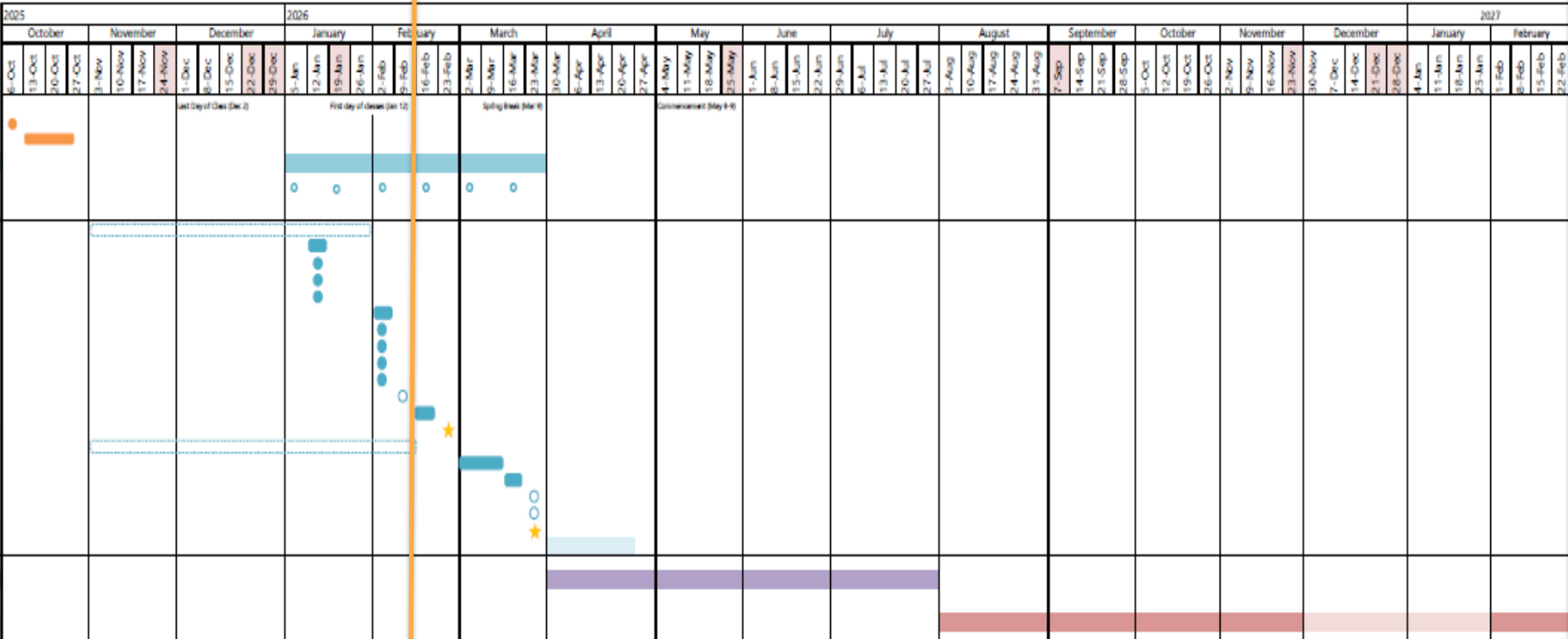
10/10/2025

- In-Person Meeting
- Virtual Meeting
- Deliverable

Advanced Planning Submission		10/10/2025
Advanced Planning Review & Approval		15 days 10/25/2025
SCHEMATIC DESIGN January thru March		
Bi-weekly PM Check-ins		
Phase Activities	Duration	Meeting Date
Site Survey		
Working Group Meetings SD #1	2 day	week of Jan 12
ETCM Research		
Instructional Engineering Labs (3 Sub-Groups)		
Classrooms		
Working Group Meetings SD #2	2 day	week of Feb 2
ETCM Research		
Instructional Engineering Labs (3 Sub-Groups)		
Classrooms		
Facilities Group Meeting (combined)	1 day	week of Feb 2
Steering Committee Meeting	1 day	week of Feb 9
Design QA / QC Review	1 week	Feb 16 - Feb 20
Schematic Design Package for Review and Pricing	1 day	2/27/2026
CM Selection	8 weeks	Nov - Jan
Cost Estimates	2 weeks	Mar 2 - 13
Cost Reconciliation	1 week	week of Mar 16
SD Cost Review Meeting (Steering Committee)	1 day	week of Mar 23
Finalize Cost Estimates	1 day	week of Mar 23
Submission to SCO	1 day	3/27/2026
SCO Review and Approval	30 days	4/26/2026

DESIGN DEVELOPMENT April thru July

CONSTRUCTION DOCUMENTS August thru February

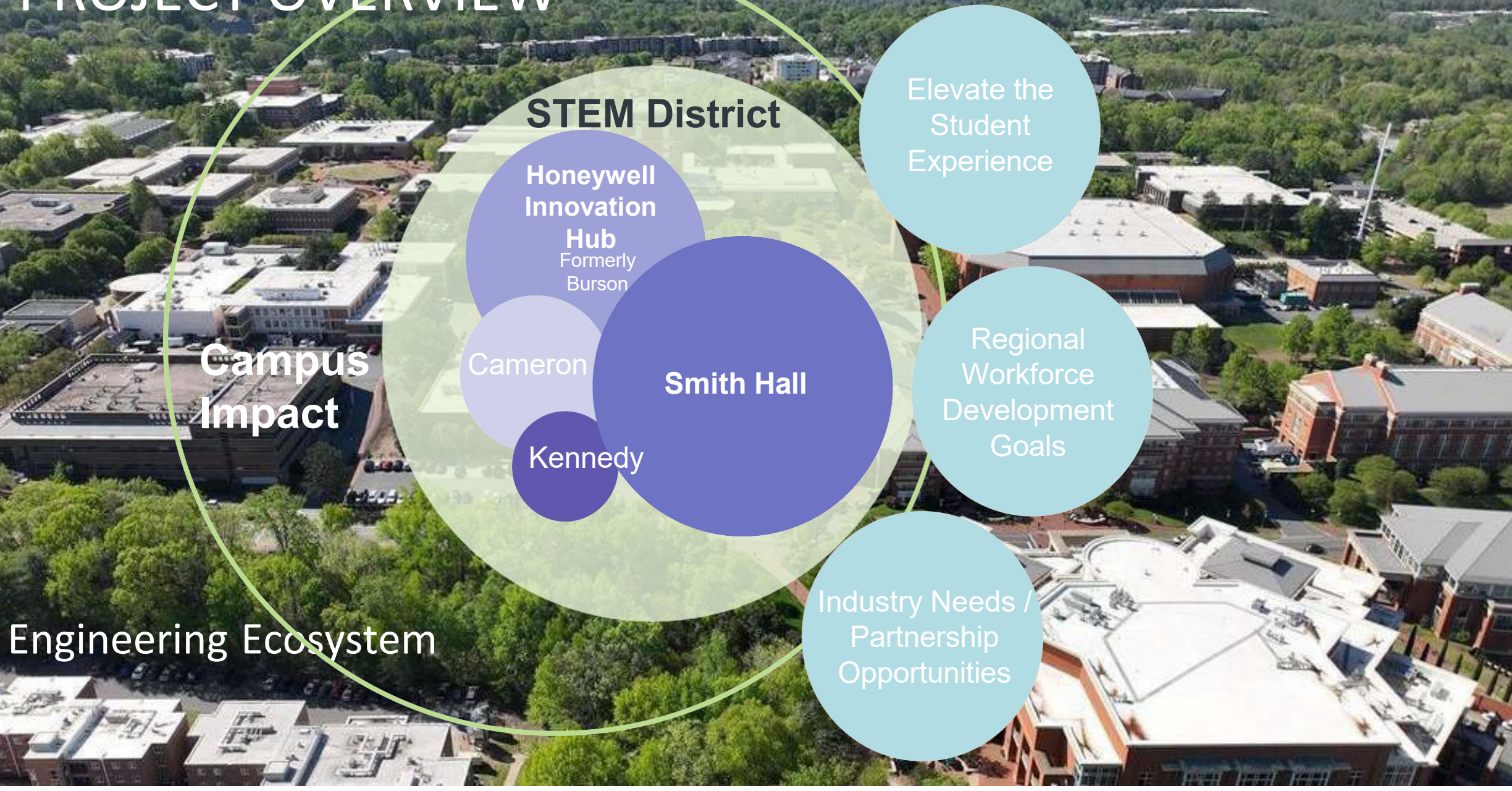


CMR Selected

Feb. 2027 - End CDs

PROJECT CONTEXT

PROJECT OVERVIEW



[illegible]

PROJECT OVERVIEW

STUDENT UNION

RECREATION CENTER

WOODWARD HALL

MEBANE HALL (COLLEGE OF EDUCATION)

COLLEGE OF HEALTH AND HUMAN SCIENCES

STUDENT ACTIVITY CENTER

LIBRARY

CRAVER ROAD

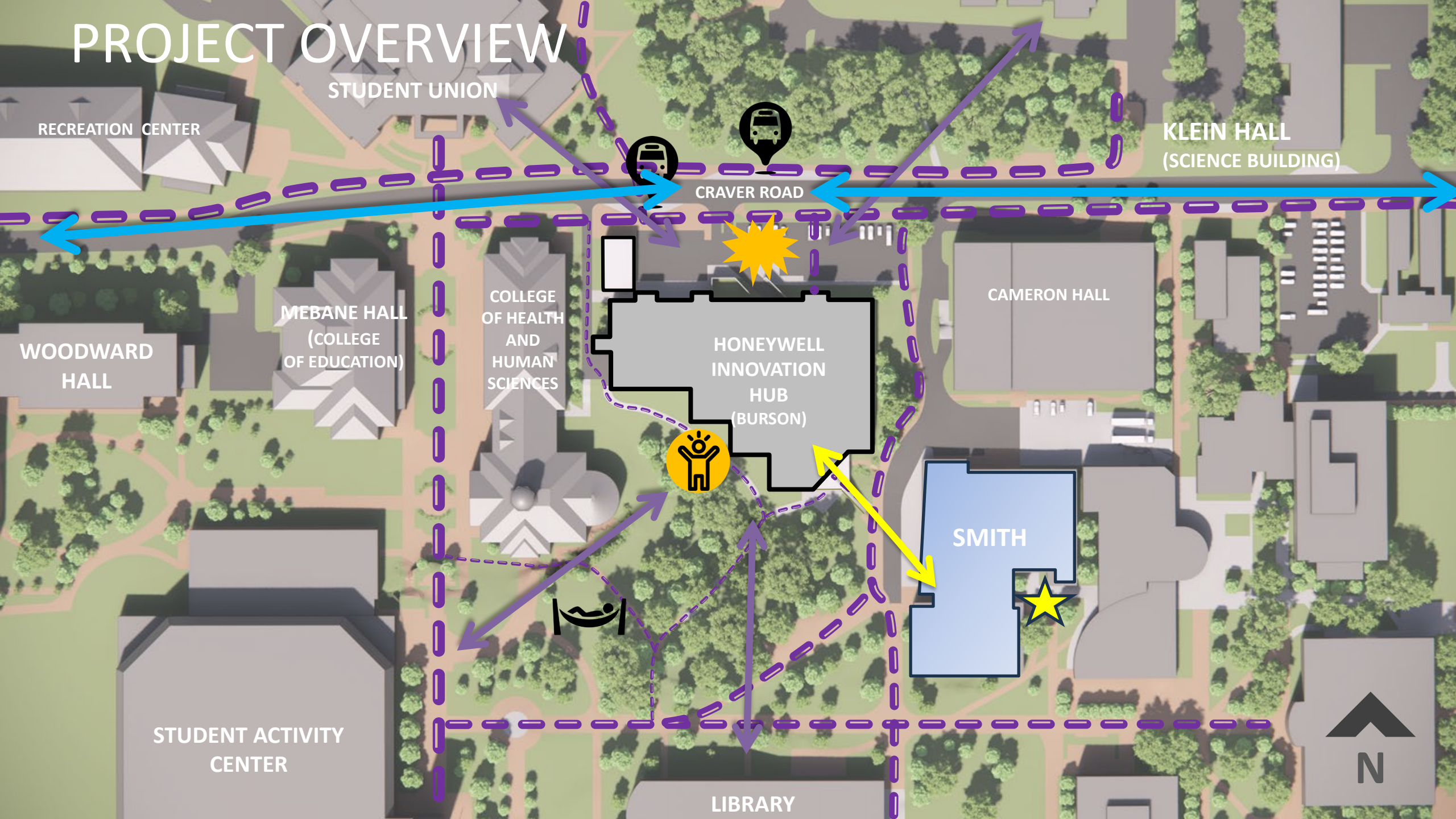
HONEYWELL INNOVATION HUB (BURSON)

SMITH

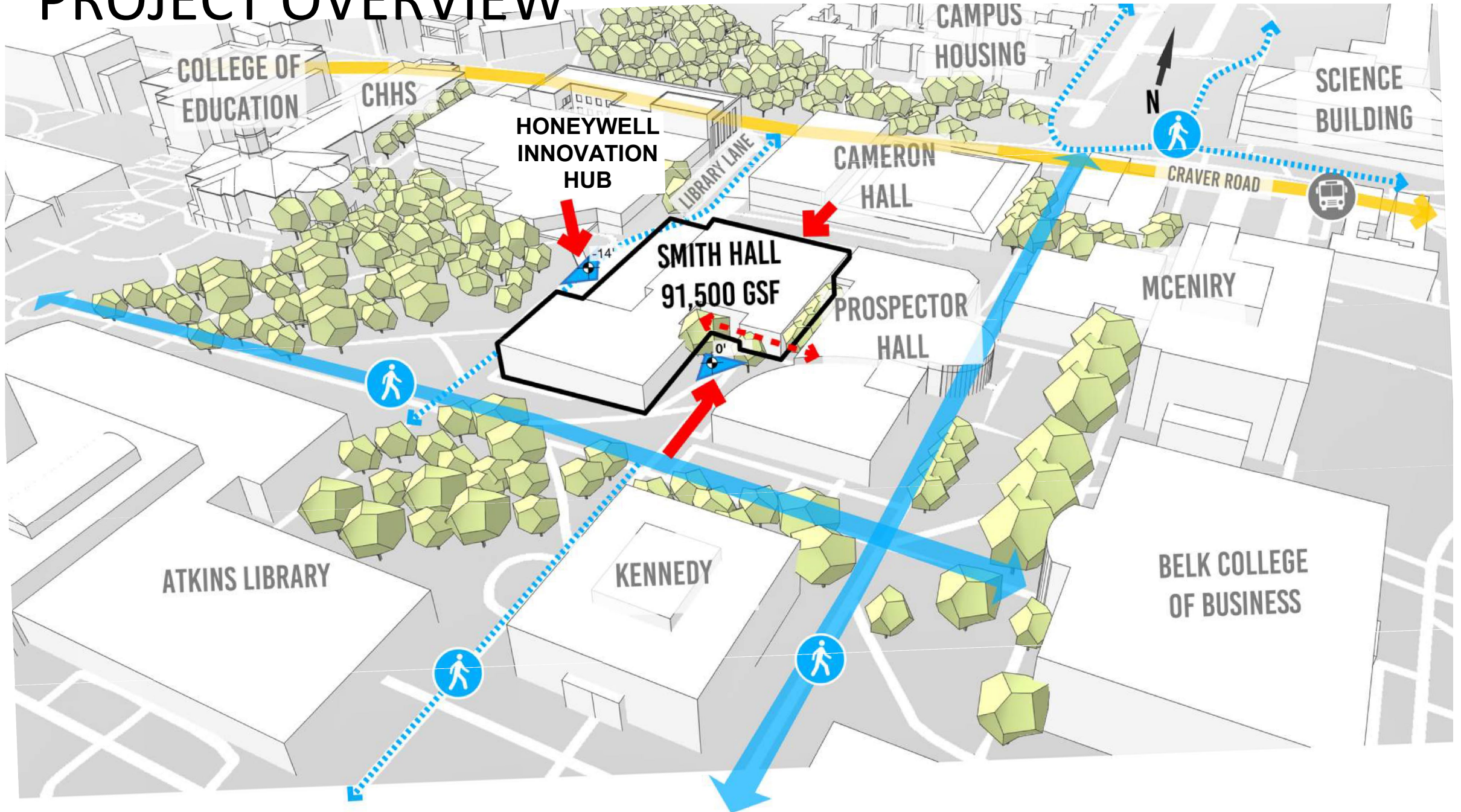
CAMERON HALL

KLEIN HALL (SCIENCE BUILDING)

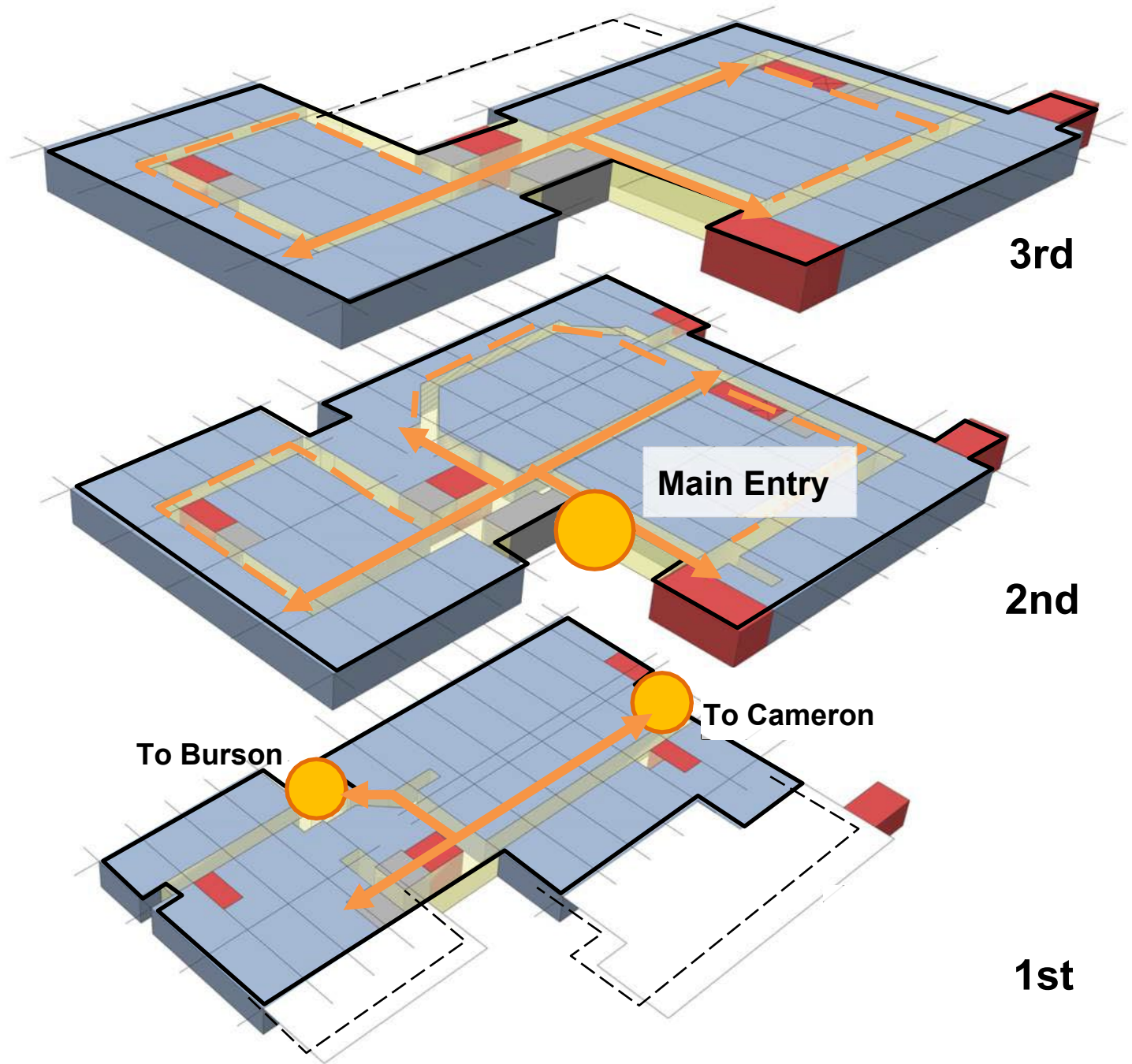
Map features include: Aerial view of campus buildings and greenery. Buildings are labeled: RECREATION CENTER, WOODWARD HALL, MEBANE HALL (COLLEGE OF EDUCATION), COLLEGE OF HEALTH AND HUMAN SCIENCES, STUDENT UNION, STUDENT ACTIVITY CENTER, LIBRARY, CRAVER ROAD, HONEYWELL INNOVATION HUB (BURSON), SMITH, CAMERON HALL, and KLEIN HALL (SCIENCE BUILDING). A thick blue arrow points from the right edge towards the left, passing above Craver Road. A dashed purple line forms a large loop around the central buildings. A yellow star is located on the Smith building. A yellow icon of a person with arms raised is on the Honeywell Innovation Hub. A yellow starburst is on Craver Road near the Honeywell Innovation Hub. A black icon of a person sitting is near the Student Activity Center. A north arrow points upwards in the bottom right corner.

[illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible]

PROJECT OVERVIEW



PROJECT OVERVIEW



EXISTING PLANS

LEVEL 1



LEVEL 2



EXISTING PLANS

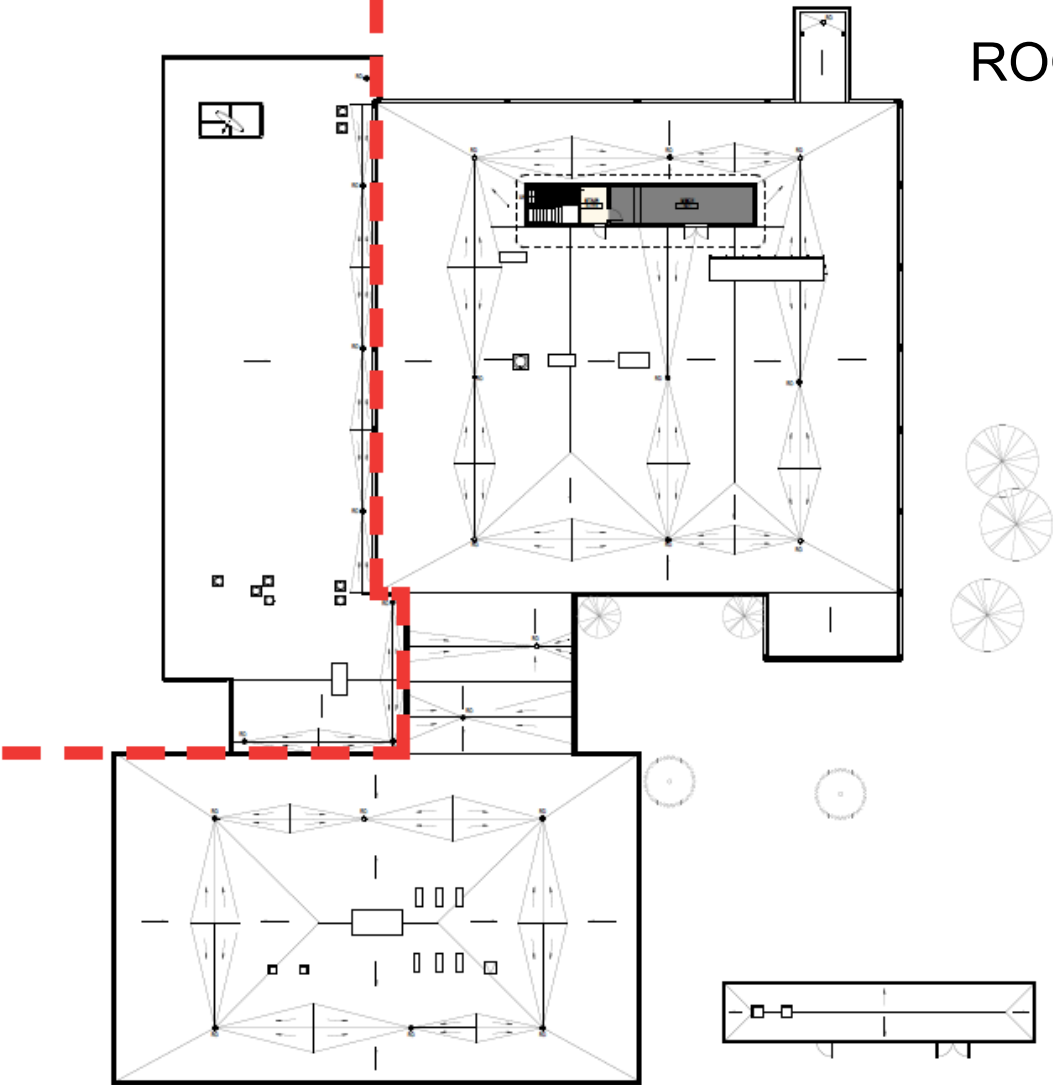
ADDITION (1985) ORIGINAL SMITH BUILDING (1966)

LEVEL 3



ADDITION (1985) ORIGINAL SMITH BUILDING (1966)

ROOF



EXISTING PHOTOS



INTERIOR BUILDING PHOTOS - VARIOUS TEACHING SPACES



128A - 128B Machine Shop



133 - Construction Materials Lab



129 - Thermodynamics Lab



135 - High Bay

INTERIOR BUILDING PHOTOS – FIRST FLOOR



228 - OSDS Student Hub



229 - Mosaic Lab



260 - OSDS Discovery Lab



269 - OSDS Classroom

INTERIOR BUILDING PHOTOS – SECOND FLOOR



304 - Fire Lab



323 - Advanced Technology for Infrastructure Lab



321 - Cphyer Microscopy Lab



350- Multiuse Teaching Lab

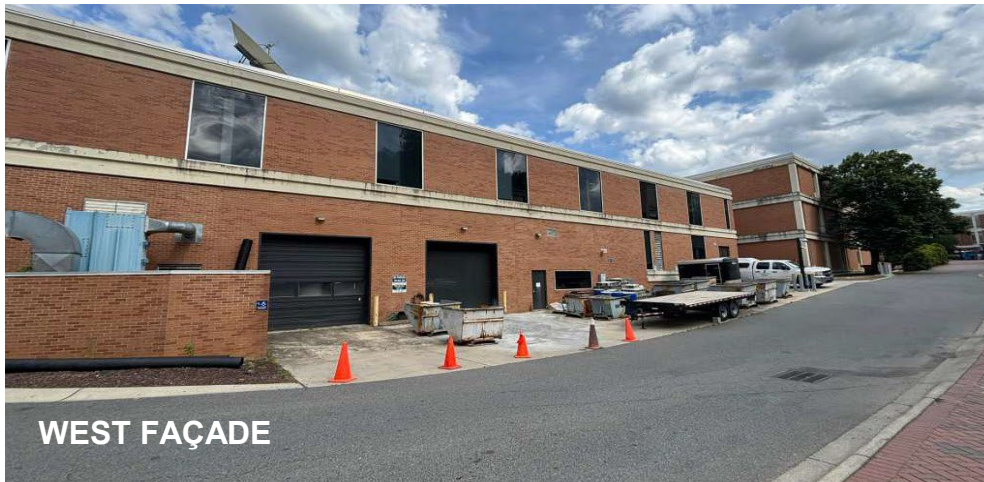
INTERIOR BUILDING PHOTOS – THIRD FLOOR



MAIN ENTRANCE



NORTH FAÇADE



WEST FAÇADE



SOUTH FAÇADE

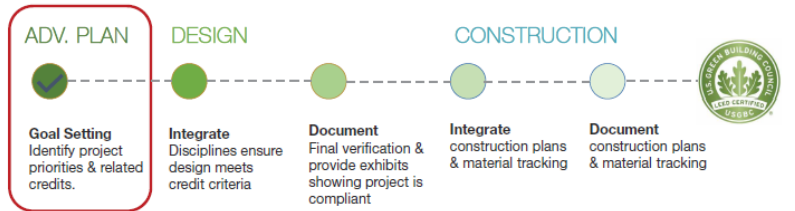
EXTERIOR BUILDING PHOTOS

PROGRAM SUSTAINABILITY GOALS PLANNING STRATEGY

SUSTAINABILITY GOALS

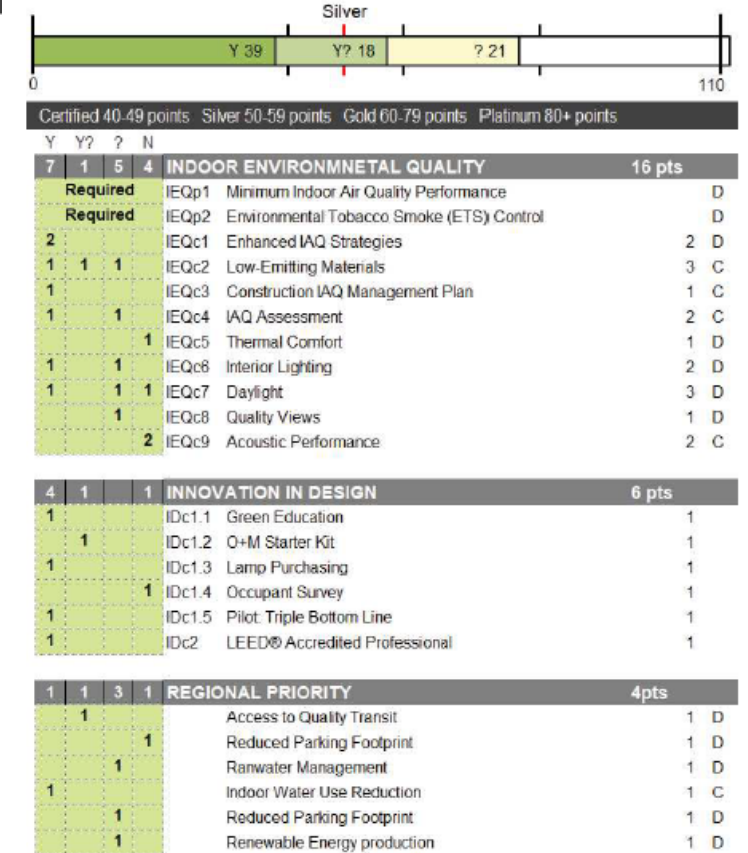
University's goal for major renovations is LEED GOLD

Smith Renovation is currently tracking LEED SILVER



UNCC Smith Hall Renovation
 Location: 319 Library Ln, Charlotte, NC 28223
 LEEDv4 Commercial Interiors, Checklist
 9/30/2025

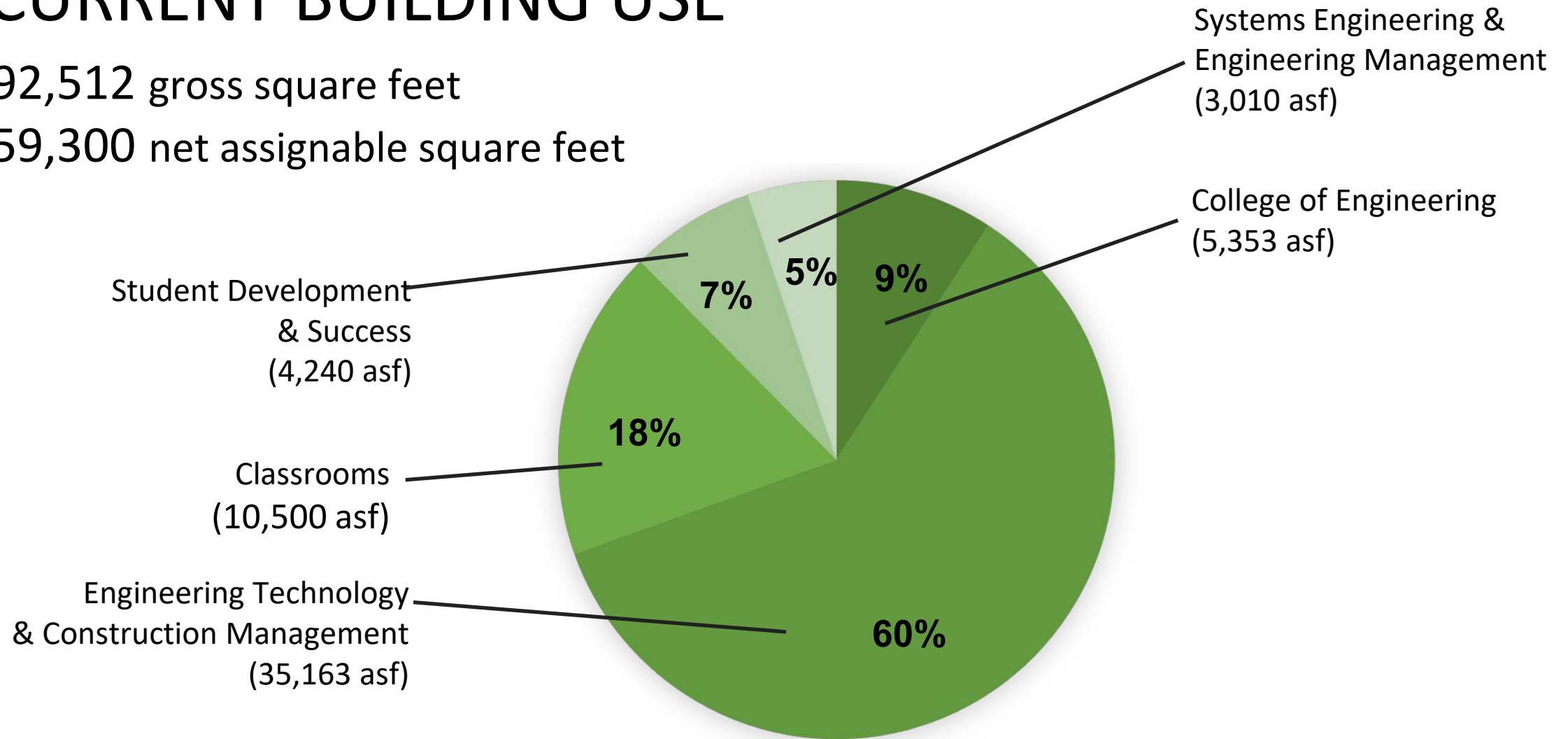
39	18	21	34	TOTAL	110 Pts
Y	Y?	?	N		
2				INTEGRATED PROCESS	1 pt
2				IPc1 Integrative Process	2 D
5	3	4	6	LOCATION + TRANSPORTATION	18 pts
			18	LTC1 LEED For Neighborhood Development	18 D
1	2	2	3	LTC2 Surrounding Density + Diverse Uses	8 D
3		2	2	LTC3 Access to Quality Transit	7 D
			1	LTC4 Bicycle Facilities	1 D
1	1			LTC5 Reduced Parking Footprint	2 D
6	2		4	WATER EFFICIENCY	11 pts
				Required WEp1 Indoor Water Use Reduction	D
6	2		4	WEc1 Indoor Water Use Reduction	12 D
8	9	6	15	ENERGY & ATMOSPHERE	33 pts
				Required EAp1 Fundamental Commissioning of Building Energy Systems	C
				Required EAp2 Minimum Energy Performance	D
				Required EAp3 Fundamental Refrigerant Management	D
4	1			EAc1 Enhanced Commissioning	5 C
4	6	4	11	EAc2 Optimize Energy Performance	25 D
		1	1	EAc3 Advanced Energy Metering	2 D
	1	1	1	EAc4 Renewable Energy Production	3 D
			1	EAc5 Enhanced Refrigerant Management	1 C
			2	EAc6 Green Power + Carbon Offsets	2 C
6	1	3	3	MATERIALS & RESOURCES	13 pts
				Required MRp1 Storage and Collection of Recyclables	D
				Required MRp2 Construction + Demo Waste Management Plan	C
		1	1	2 MRc2 Interiors Life Cycle Impact Reduction	4 C
1		1		MRc3 Environmental Product Declarations	2 C
1			1	MRc4 Sourcing of Raw Materials	2 C
1		1		MRc5 Material Ingredients	2 C
2				MRc6 Construction + Demo Waste Management	2 C



CURRENT BUILDING USE

92,512 gross square feet

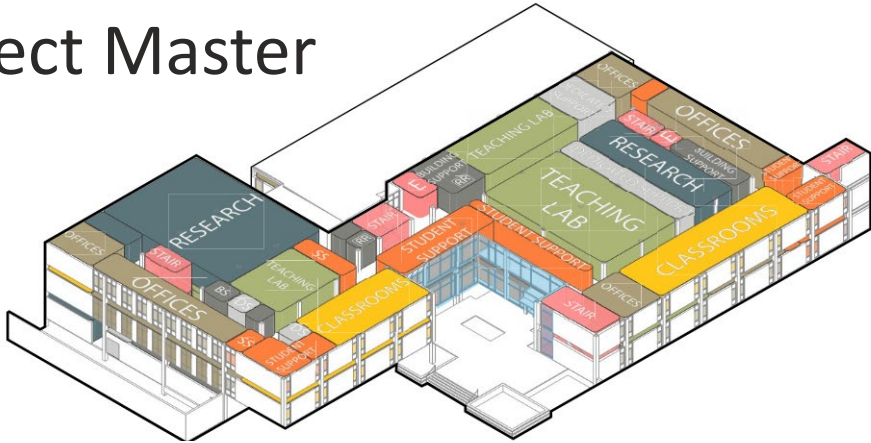
59,300 net assignable square feet



PROGRAMMED NEEDS

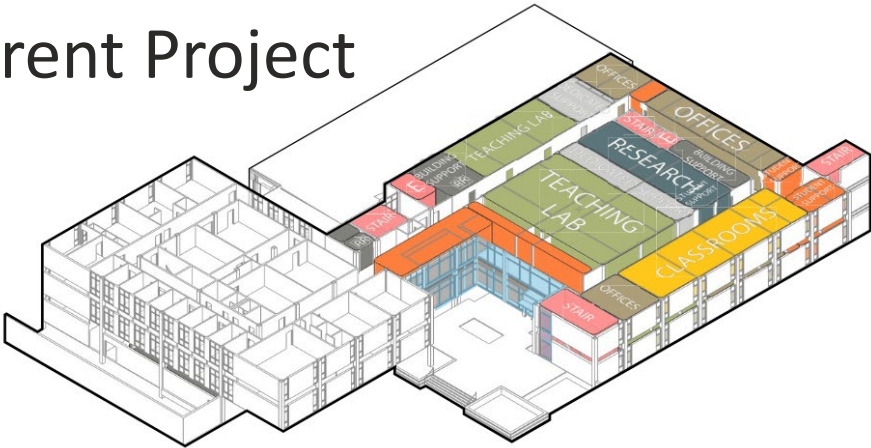


Project Master Plan



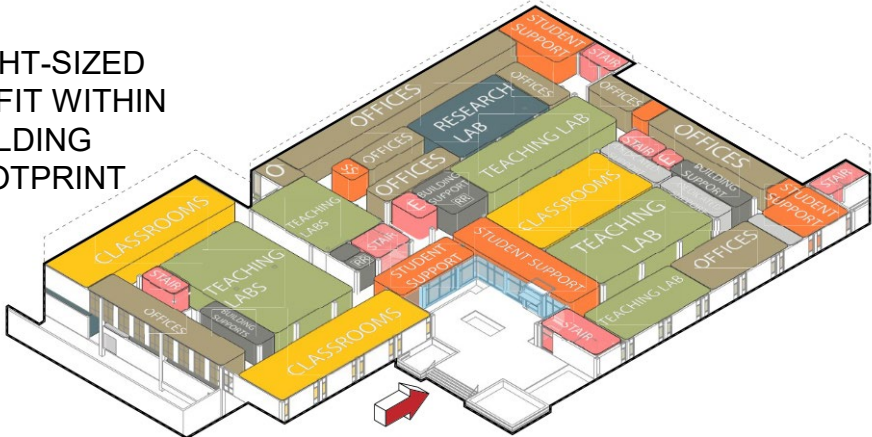
Third Floor

Current Project



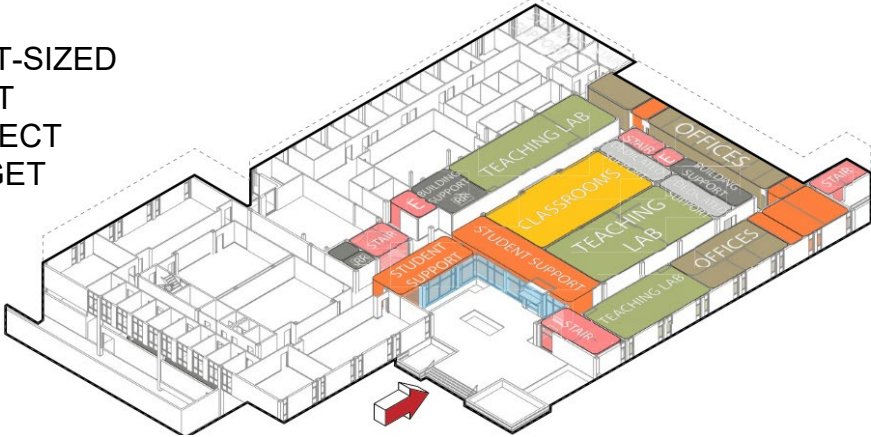
Third Floor

RIGHT-SIZED
TO FIT WITHIN
BUILDING
FOOTPRINT



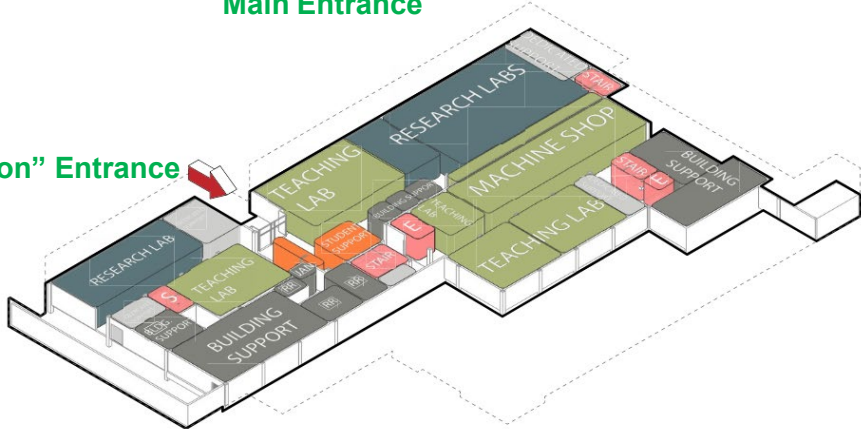
Main Entrance

RIGHT-SIZED
TO FIT
PROJECT
BUDGET



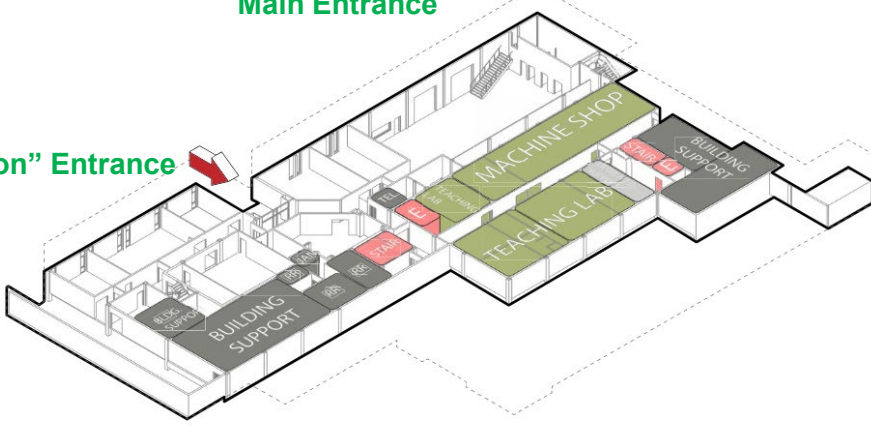
Main Entrance

“Burson” Entrance



First Floor

“Burson” Entrance



CURRENT PROJECT

FIRST FLOOR

Program Highlights

- New Stress Analysis Lab and Instron Lab
- Improve Smith Secondary Entrance from Burson
- Consolidated Thermodynamics and Fluids Lab
- Expanded Machine Shop
- Consolidated Construction Materials and Soils Lab

46,630 SF

East wing all floors

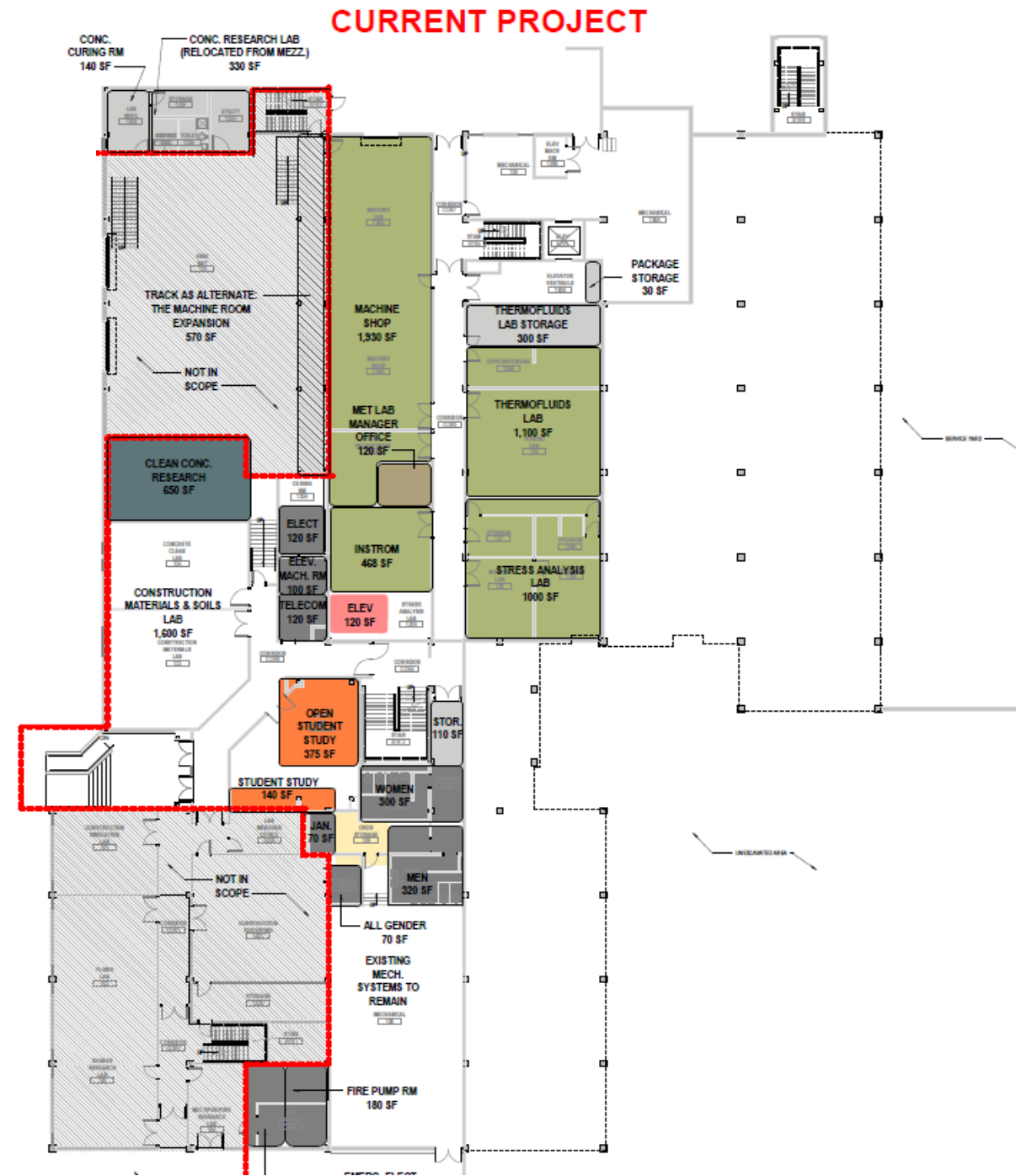
South wing Infrastructure

equipment and distribution only
(sized to serve the entire building)

IT / MDF upgrades

92,512 GSF

Sprinkler System + Ceilings
(Entire Building)



CURRENT PROJECT

SECOND FLOOR

Program Highlights

- Modern Manufacturing Lab at Front Entrance
- Add 72-person Class Lab for OSDS
- Add 72-person Classroom
- Consolidate ETCM Dept Office near Front Entrance
- New Laptop Computer Lab
- Improve Lobby Space and Student Study Area

46,630 SF

East wing all floors

South wing Infrastructure

equipment and distribution only
(sized to serve the entire building)

IT / MDF upgrades

92,512 GSF

Sprinkler System + Ceilings
(Entire Building)

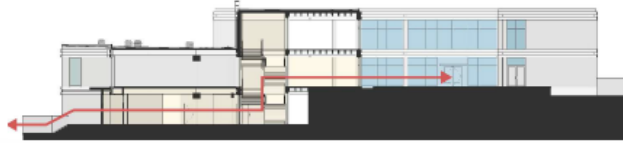


IMPROVEMENTS TO MAIN ENTRY



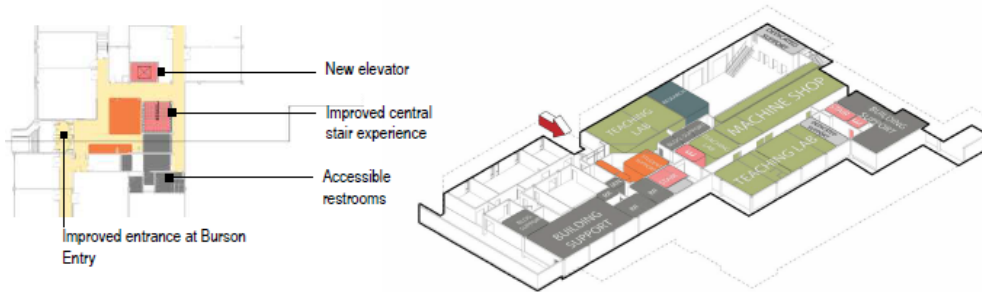
This option studies the big move to be within the interior footprint of the building by adding a central elevator, opening up the existing central stair to be more transparent and adding glazing to the building facade. On the second level the three entries reduced down to one distinct entry with a vestibule off the plaza. A two story lobby created to activate the entry area on this level. On the first floor entry, study and gathering areas are proposed for students close to accessible restrooms.

SECTION



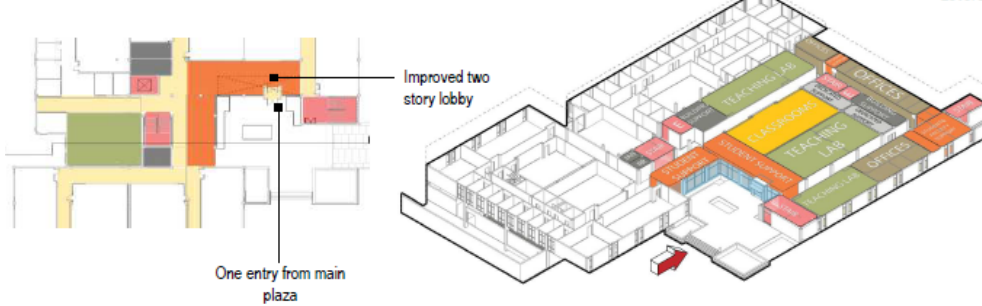
Level 1 Plan

Level 1 Axon



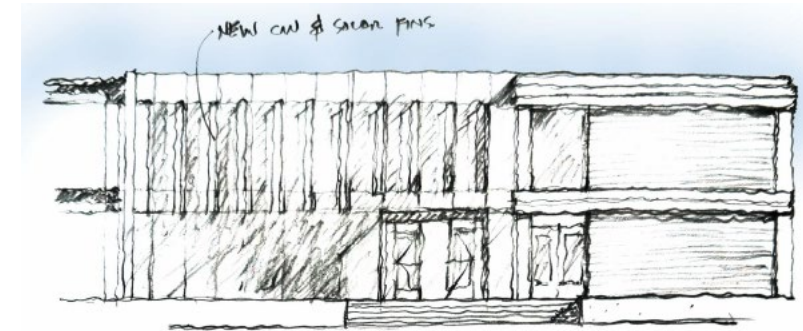
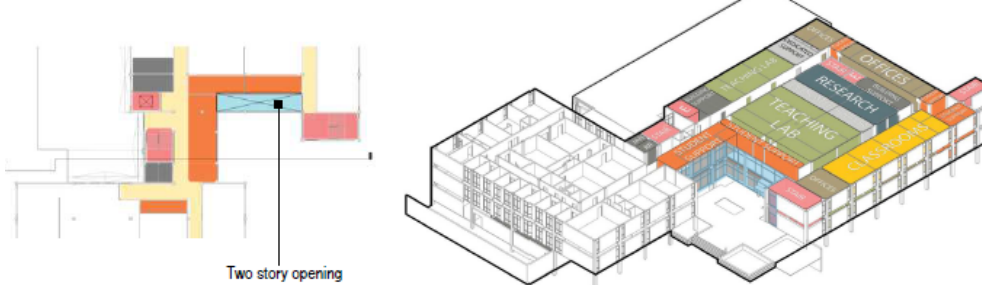
Level 2 Plan

Level 2 Axon

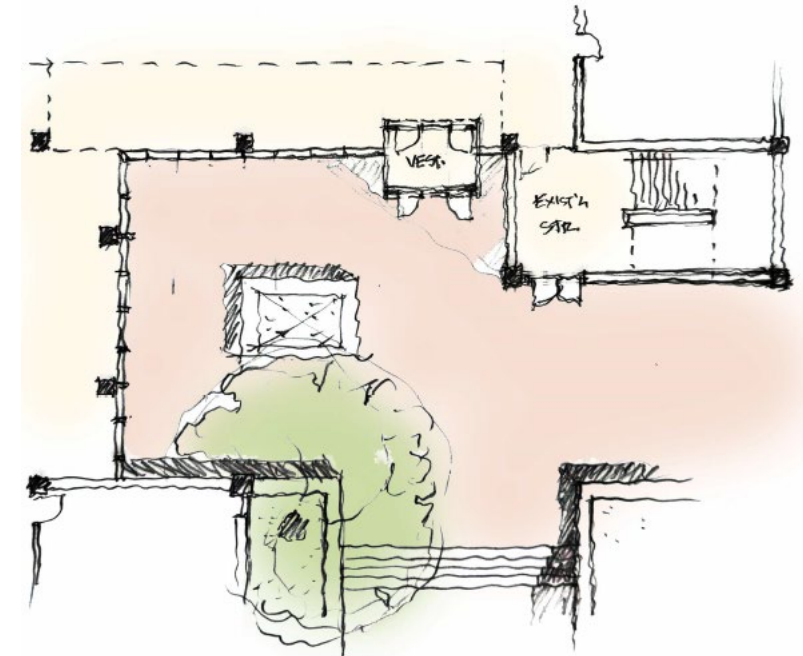


Level 3 Plan

Level 3 Axon



SOUTH ELEV.



UHC CHALLENGE: Smith Hall
1/10/0

CONCEPT 1
Plan

GENERAL INFORMATION

QUESTIONS

Cheryl Walker, Project Manager

OFFICE PHONE: 704-687-0509

EMAIL: cwalk118@charlotte.edu

UPDATES

Presentation, Sign in Sheets, Responses to

Questions will be posted to UNC Charlotte's website

<https://facilities.charlotte.edu/vendor-information/advertisements/>

DISCUSSION
