

Construction Outreach Event

Facilities Management
3/10/2026



Agenda

- Introduction
- Associate Director Purchasing - Trever Swint
- Director of Maintenance Operations and Engineering - Don Janus | Assistant Director of Asset Management - Josh Parker
- Prequalification Process
- UNC Charlotte Project Pipeline
- Project Showcase
- Project Manager Introductions
- Networking!



Doing Business with UNC Charlotte

Goods and Services

Trever Swint
Assistant Director of Purchasing



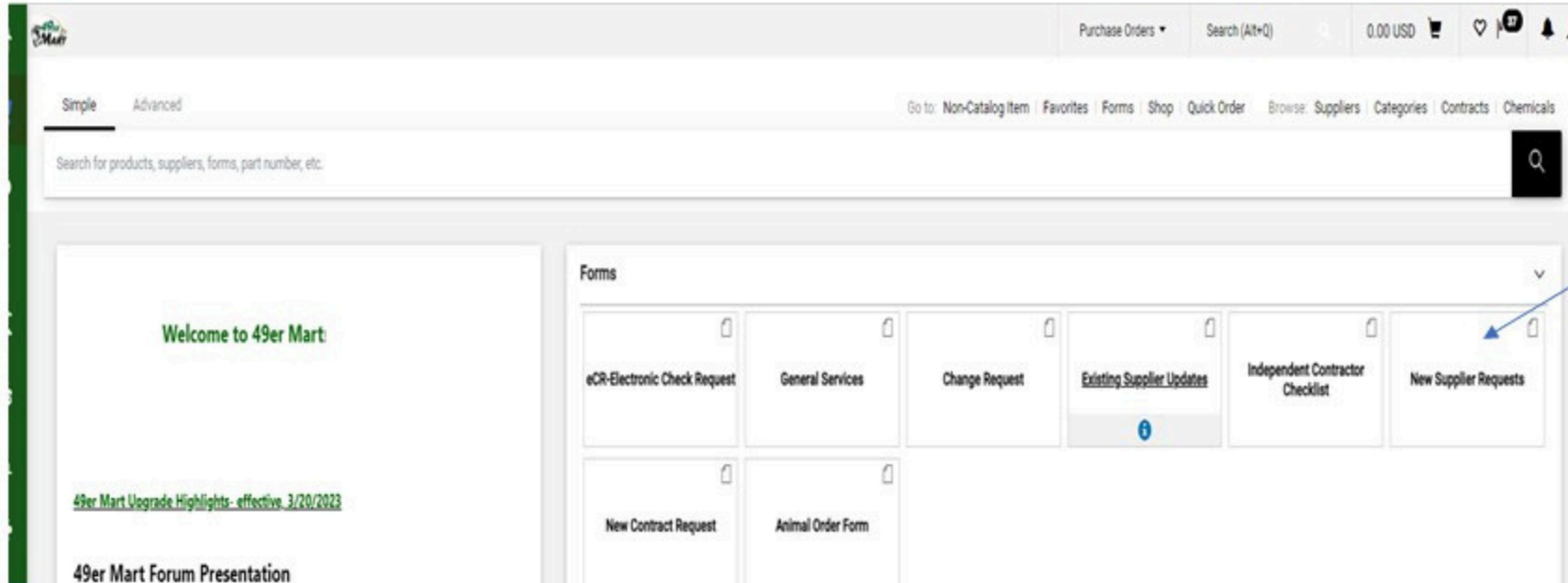
Opportunities for Small Business Service Providers & Contractors

- There are opportunities with small informal projects around campus that are not included in larger capital projects, design, construction & renovation
- Examples of existing opportunities include:
 - Painting of Housing & Residence Life Dorms & Facilities
 - Asphalt & Road Repair
 - Carpet Cleaning
 - Commercial Kitchen Hood Cleaning & Maintenance
 - Dryer Vent Cleaning
 - Fire Extinguisher and Systems Inspection & Maintenance
 - Window & Glass Repair
 - Grease Trap Cleaning
 - Landscaping
 - Parking Deck Repair, Maintenance & Cleaning
 - Power Washing & Window Cleaning
 - HVAC & Chiller Maintenance
- For these projects, the spending threshold are: > \$31,000 | \$31,000 | \$100,000



Registering Your Business

The first step in preparing your organization to accept University business is becoming a registered Vendor at UNC Charlotte.



- Electronic self-managed process
- **Must be initiated by University staff**
- You will receive an email invitation to complete registration
- PLEASE enter your Diversity and HUB Certification status information accordingly

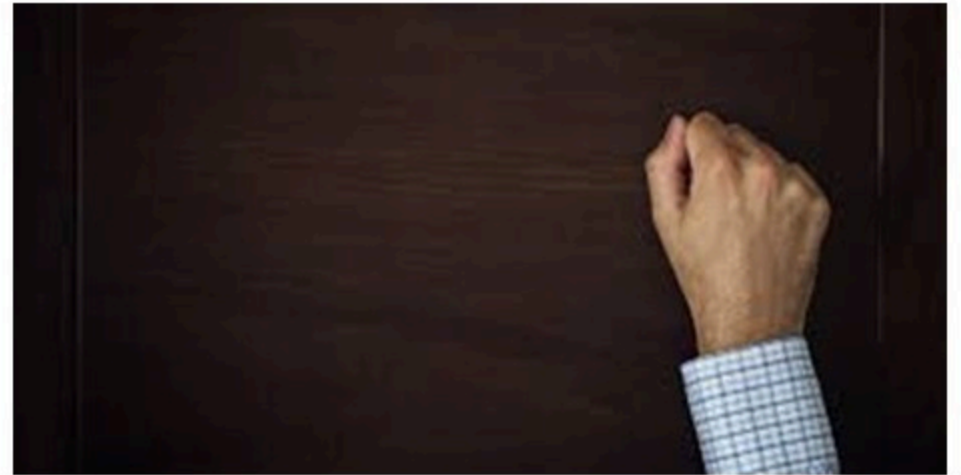
Registering your business will get you into UNC Charlotte's eProcurement and financial systems and ready to accept Purchase Orders and receive payments. **** THIS DOES NOT GUARANTEE YOU BUSINESS. ** We do NOT market or advertise**



I'm Registered! Where Do I Start?

Welcome to UNC Charlotte

- Share your contact and business information with wswint@charlotte.edu
- Navigate our campus through the [Directory](#)
- Connect with GC's that have relationships with UNC Charlotte



Where else can I find Opportunities at UNC Charlotte?

UNC Charlotte will post solicitations on NC eVP <https://evp.nc.gov/>

Vendors MUST be registered with NCeVP to submit proposals

Solicitations Vendors Contract Extensions Sign in

Welcome to the North Carolina electronic Vendor Portal!

The North Carolina electronic Vendor Portal (eVP) is the State of North Carolina's system to connect vendors with state government organizations that purchase goods and services.

Discover

[Browse Solicitations](#)

Discover how North Carolina is working for you
Search for business opportunities in North Carolina's official online repository for state advertisements for competitive procurements.

[Browse Vendors](#)

Find vendors working for your community
Search for vendors in North Carolina's official vendor directory including vendor registration details and North Carolina certified historically underutilized business and small business enterprises.

Register

[Sign In or Register](#)

Join a growing community of North Carolina vendors

eVP provides a self-service portal where vendors can register to:

- Participate in electronic procurement activities.
- Participate in the state's Historically Underutilized Business program (HUB) and the North Carolina Small Business Enterprise program (NCSBE).
- Receive information on upcoming bids.

Have you Considered the SBE or HUB Certification?



[Home](#) > [I'm Looking For...](#) > [Business Certifications](#)

Becoming Certified

If you are interested in becoming a certified HUB or NCSBE firm, you must access new electronic Vendor Portal (eVP) to register and request certification online. **To start the registration process please visit evp.nc.gov.**

[SWUC \(Statewide Uniform Certification\)](#)

When registering in eVP, you must also request SWUC (aka HUB) certification and upload required documents in the eVP system.

[NCSBE \(North Carolina Small Business Enterprise Certification\)](#)

When registering in eVP, you must also request NCSBE certification and upload the required documents in the eVP system.

The state keep sa database of certified businesses that we often use when searching for businesses to solicit

Things to Consider Before Doing Business with UNC Charlotte

- UNC Charlotte is a department of the State of North Carolina
- UNC Charlotte is required by statute to purchase from Mandatory State Contracts UNLESS pricing beats that of the State Contract. To learn more about State Contracts visit the [NC DOA Statewide Term Contracts](#) webpage
- UNC Charlotte's payment terms are net 30-45 days. Payments are typically processed and paid 30-45 days after delivery/completion of service upon receipt of an approved invoice
- Paying with a credit card is an option BUT the preference is for vendors to accept PO's
- Contracts have to be reviewed and often amended with terms and conditions that satisfy NC State laws and requirements



Proceed With Care!

Questions???

Contact:

Trever Swint
Assistant Director of Purchasing
wswint@charlotte.edu
(704) 687-1931

Maintenance Operations & Engineering Overview

Presented by:

Don Janus, Senior Director of Maintenance Operations & Engineering
email: drjanus@charlotte.edu

Josh Parker, Assistant Director of Asset Management
email: jsparker@charlotte.edu





MOE Team Overview

- Integrated team of 130+ technicians, engineers, and facilities management professionals
- Managing the maintenance, lifecycle management and daily operations of our campus
Mechanical/BAS, Electrical, Plumbing, Fire Systems, Access Control, Enclosure, Interior, Stormwater (partnered with Grounds) and Utility Systems
- Our team serves as a primary stakeholder on all projects performed by our PDC team

Infrastructure Overview

- We own all power (including MV), domestic, sewer, storm, reclaim and mechanical systems on campus. We do not own our campus NG System.
- 10M+ sqft of building space, 6M+ conditioned space
- Wide breadth of system ages, vintages and challenges



Infrastructure Overview (cont.)

- Campus cooling capacity - 20k+ tons, 70 chillers
- Campus heating capacity - 340k+ MBH, 91 boilers
- BAS - Tridium System overlay majority of buildings are Schneider, JCI & Honeywell
- Fire Alarm system - SimplexGrinnell system
- Design & Construction Guidelines
 - Appendix 13 - Preferred Manufacturers List



BIM/VDC Requirements

- Design Standards and Guidelines
 - Appendix 07 - BIM/VDC Requirements - Integrated Lifecycle Management
 - Covers
 - Capital and Renovation Projects
 - Building Execution Plan
 - Equipment Naming and data attributes
 - Handover Requirements
 - Revit and COBie Templates



Facilities Management

Pre-Qualification Process - Informals

General Contractors interested in being considered to bid for Informal construction work (under \$500,000) at the University of North Carolina at Charlotte (UNC Charlotte) must provide a qualifications package.

Who Needs to Prequalify?

General Contractors wishing to bid directly on UNC Charlotte's informal projects are required to complete a prequalification package.

Important Note: If your firm has successfully completed a project with UNC Charlotte within the **past two years**, you are already considered prequalified and do not need to resubmit.

Why Prequalify?

Prequalification helps us ensure that our contractors have the necessary qualifications and experience to successfully complete our projects. It streamlines the bidding process and promotes efficiency.

[Prequal Link](#)




UNC Charlotte's Project Pipeline



UNC Charlotte's Project Pipeline is a comprehensive PUBLICLY POSTED repository of upcoming work, encompassing informal, formal, and potential direct award projects. This resource provides details such as project name, general description, budget range, tentative schedule, and assigned project manager.

Benefits:

- Transparency – See upcoming projects early
- Preparation – Plan and prepare for future opportunities
- Engagement – Can get prequalified and ask questions

 facilities.charlotte.edu/vendor-opportunities/

[Project Pipeline](#) →



Project Showcase

Upcoming Capital Projects

Witherspoon Residence Hall Renovation - \$50 million

PM- John Zdaniewski

CMAR - Vannoy & Brownstone

- May 2027 construction start

Potential Scopes:

- Demolition
- Drywall, Framing, Acoustical Ceilings
- Specialties
- Elevators
- Fire protection
- Tiles & Flooring
- Mechanical
- Electrical
- Millwork
- Doors, Frames & Hardware
- Glass & Glazing
- Final Cleaning
- Plumbing
- Paint & Wall Coverings
- Signage & Graphics
- +more



Upcoming Capital Projects

PROJECT NAME	COST	MANAGER/CONTACT	SCOPES	START
Prospector Mid-Level Refresh	\$8.6M	Amanda	Demo, Equipment, Flooring, Painting, Electrical, Plumbing, Mechanical + More	TBD
Stormwater Masterplan Implementation - Phase 1	\$3.3M	Patrick	All Site Work, Infrastructure, Landscaping, Utilities	Fall 2026
Sanitary Sewer Improvements - South Village	\$1.75M	Patrick	All Site Work, Infrastructure, Utilities, Sidewalk, Pavers, Grading	Summer 2026
Friday Active Learning Classrooms	\$1M	Lisa	Structural, wall demos, steel concrete, AV, lighting, carpet, paint. Fire sprinkler, HVAC, Full RENO.	Spring 2026
Regional Utility Plant (RUP) Data Center Upgrades	\$620,000	Lisa	Data, Concrete, Fire Alarm	April 2026
Burson Bridge	\$900,000	Attila	Structural, Concrete	Spring 2025

Project Manager Introductions

Messer

WeAreBuilding.®

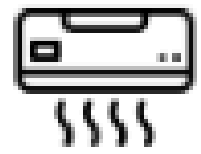


TABLE 1

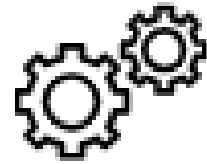


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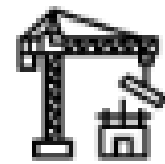


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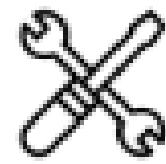


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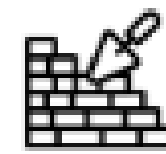


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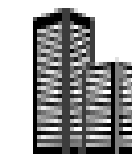


TABLE 6



TABLE 7

HVAC, ELECTRICAL & PAVING
BILL F.
STAN B.
DOUG W.

ENGINEERING
DON J.
JASON B.
JOSH P.
ANNA P.

CMAR (LARGE)
JOHN Z.
ATTILA G.

INFORMALS (SMALL)
ALICIA W.
JOHN B.

INFORMALS (SMALL)
CAROLINE H.
MARI V.

FORMALS (LARGE)
AMANDA F.
LISA L.
LA'KEYA H.

ADVANCED PLANNING & SIGNAGE
CHERYL W.
CYNTHIA S.

Contact Info

Last	First	Title	Email
Bachtel	Jeanine	Director of Project Management	jbachtel@charlotte.edu
Boal	John	Senior Project Manager	jboal1@charlotte.edu
Felock	Amanda	Assistant Director	afelock@charlotte.edu
Finley	Bill	Project Manager	wfinley@charlotte.edu
Stone	Cynthia	Assistant Director of Program Support	cstone26@charlotte.edu
Gant	Stan	Project Manager	sgant1@charlotte.edu
Gergely	Attila	Project Manager	agergel1@charlotte.edu
Hewlin	La'Keya	University Program Associate	LaKeya.Hewlin@charlotte.edu
Hill	Caroline	Project Manager	cmhill2@charlotte.edu
Jones	Patrick	Project Manager	pajones@charlotte.edu
Lanier	Lisa	Assistant Director	llanier@charlotte.edu
Love	David	Project Manager	dflove@charlotte.edu
Rodgers	Jailita	Project Manager	jrodge38@charlotte.edu
Vicente	Mari	Project Manager	mvicente@charlotte.edu
Walker	Cheryl	Project Manager	cwalk118@charlotte.edu
Walters	Doug	Project Manager	dwalte22@charlotte.edu
Wells	Alicia	Project Manager	awells43@charlotte.edu
Zdaniewski	John	Associate Director	jzdanie1@charlotte.edu

Contact

Ellie Festger
HUB - Program Manager
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efestger@charlotte.edu



[HTTPS://TINYURL.COM/CONSTRUCTIONEVENTSURVEY](https://tinyurl.com/constructioneventsurvey)

2026 Attendee Survey



THANK YOU!

Platinum Level

RAND**OLPH**
BUILDERS, INC.

Gold Level

 **Messer**
WeAreBuilding.

THANK YOU!

Silver Level



*Heartland &
Contracting*



Bronze Level



Thank You for Attending!

