

Construction Manager-at-Risk Solicitations

Full Details

Institution	UNC - Chapel Hill Academic Affairs
Institution URL for Additional Information about this Project (Optional)	https://facilities.unc.edu/advertisements/
Project Name	New Residence Hall 1
Project Manager	Quade T Gallagher
Phone Number	(984) 484-4113
Contact Email	quadeg@unc.edu
Pre-proposal Date	03/28/2025
Pre-proposal Time	11:00 am
Pre-proposal Location	https://unc.zoom.us/j/91758988429
Closing Date	04/23/2025
Project Budget	\$ 91,300,000
Project Description	<p>One-Two Sentences</p> <p>To address increasing enrollment and the need to expand existing housing stock, UNC Chapel Hill seeks to build a new undergraduate residence hall on its main campus primarily focused on sophomore students. The new residence hall will accommodate approximately six hundred beds, made up of single and double rooms, and include both interior and exterior amenities. A dining facility space is not anticipated to be part of this project, however there may be opportunities for smaller scale shell space for an outside vendor, such as a cafe.</p> <p>The project is approved to proceed with an Advanced Planning budget in the amount of \$5 million. The working budget for the project is \$91.3 million, which includes soft costs, construction, and escalation.</p> <p>The project schedule is full occupancy by August 1st, 2028.</p> <p>The CMR team is to:</p> <ul style="list-style-type: none">-Participate in the Advanced Planning phase of the project, including evaluating the selected site for the project.-Explore strategies to expedite project delivery, including prefabrication, early procurement, and multiple bid packages.-Assist in coordination between Carolina Housing and Facilities Planning & Design and other University stakeholders such as Energy Services, Transportation and Parking, Environmental Health and Safety.-Prepare and facilitate sub-contractor prequalification, HUB outreach, and bid packaging for the project. The bid documents shall be in compliance with provisions regarding the NC State Statutes.-Prepare cost estimates and anticipated construction

schedules at each design phase .

The University expects prospective CMR teams, and the individuals identified as members of those teams, to have demonstrated experience in all applicable aspects of project delivery, delivering projects on time and on budget, have experience in student housing for public universities, and experience with the SCO construction process. CMR proposals should include a comprehensive listing of all consultants and others needed to address the specific needs of the project. The CMR team must demonstrate the ability to construct facilities that are sympathetic to the existing campus context, campus operations, and considering the campus design guidelines.

There will be a pre-submission meeting on March 28th at 11:00 AM (on Zoom) where interested CMRs will be able to discuss the programmatic issues & opportunities with the University's Facility Architect, and the facility user group.

Topic: NRH1: CMR Presubmission Presentation

Time: Mar 26, 2025 11:00 AM Eastern Time (US and Canada)

<https://unc.zoom.us/j/91758988429>

Meeting ID: 917 5898 8429

One tap mobile

+19294362866,,91758988429# US (New York)

+13017158592,,91758988429# US (Washington DC)

Submit To

(1) one electronic PDF file of the submittal is required via email or share file. Please note that the University's file size limit for attachments from external emails is 50 MB. You will received a confirmation email once your submission has been received.

Quade T Gallagher, AIA (he/him)

The University of North Carolina at Chapel Hill

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